

## SECOND READING SUMMARY SHEET

**ZONING CASE NUMBER:** C14-2015-0160 – Champions Tract #3

**DISTRICT:** 10

**REQUEST:** Approve second reading of an ordinance amending City Code Chapter 25-2 by zoning the property locally known as 6409 City Park Road (West Bull Creek Watershed) general office-conditional overlay (GO-CO) combining district zoning to multifamily residence-moderate-high density-conditional overlay (MF-4-CO) combining district zoning.

The conditional overlay is for:

1. Height is restricted to no more than 53 feet
2. Daily vehicular trips are limited to 2,100
3. Dwelling units are limited to no more than 325
4. Development is prohibited within 100 feet of the southern property line

The Ordinance reflects those conditions imposed by Council on 1<sup>st</sup> reading.

**PROPERTY OWNER:** Champion Assets LTD & Champion-Meier & Champion Legacy Partners LP

**AGENT:** Armbrust & Brown, PLLC (Richard Suttle)

**ISSUES:** The Settlement Agreement and ordinance adopting the Settlement Agreement shall be amended prior to 3rd Reading of this rezoning case.

The Applicant is in agreement with the Commission's recommendation. Local residents have expressed concerns regarding the impact that traffic generated by the proposed development will have on existing conditions on City Park Road, FM 2222 and Loop 360 at West Courtyard Drive. The Scope of the TIA did not identify the intersection of Loop 360 and West Courtyard Drive as an intersection to be studied. However, the Applicant agreed to look into the issues at this intersection and agreed to put forth up to \$5,000 towards analysis of and adjusting of the signal at that location. The Neighborhood requested that a new TIA be produced citing that the traffic count data was inaccurate due to being collected in 2014 and during the summer months, when school was out for summer vacation.

**DATE OF FIRST READING/VOTE:** June 23, 2016 - *Approved 1<sup>st</sup> reading for MF-4-CO zoning with the following conditions:*

1. Height is restricted to no more than 53 feet
  2. Daily vehicular trips are limited to 2100
  3. Dwelling units are limited to no more than 325
  4. Development is prohibited within 100 feet of the southern property line
  5. Endorsement of the Staff recommendation for signal improvements as identified in the TIA memo with the additional improvements to signal timing at the intersection of West Courtyard and Loop 360, not to exceed \$5k, and adding a turn lane on City Park Road approaching RM 2222 intersection as agreed upon by the Applicant.
- Additionally, the public hearing is to remain open for 2<sup>nd</sup> & 3<sup>rd</sup> readings on August 11, 2016 [S. Gallo / D. Garza-2<sup>nd</sup>] (11-0).*

**CITY COUNCIL DATE:** September 1, 2016

**CITY COUNCIL ACTION:**

**ASSIGNED STAFF:** Jerry Rusthoven

**PHONE:** 512-974-3207

**EMAIL:** [Jerry.Rusthoven@austintexas.gov](mailto:Jerry.Rusthoven@austintexas.gov)

# ZONING CHANGE REVIEW SHEET

**CASE:** C14-2015-0160 – Champions Tract #3

**Z.A.P DATE:** May 17, 2016

**ADDRESS:** 6409 City Park Road

**DISTRICT AREA: 10**

**OWNER/APPLICANT:** Champion Assets LTD & Champion-Meier & Champion Legacy Partners LP

**AGENT:** Armbrust & Brown, PLLC (Richard Suttle)

**ZONING FROM:** GO-CO      **TO:** GO-CO-MU\*      **AREA:** 45.35 acres

\*The request was amended to maintain the conditions imposed by the current CO with the exception of the trip limitation set at 6,500 trips per day (see Exhibit D).

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends general office-mixed use-conditional overlay (GO-CO-MU) combined district zoning. The existing conditional overlay will be modified to remove the 6,500 daily trip limit which will be replaced by the conditions of the new Traffic Impact Analysis. All other items in the existing conditional overlay will remain, unchanged.

**ZONING & PLATTING COMMISSION RECOMMENDATION:**

May 3, 2016; *Postponed to May 17, 2016 [S. Harris / B. Evans-2<sup>nd</sup>] (6-0-2).*  
*Voting Nay: J. Kiolbassa, B. Greenberg.*

May 17, 2016;

*Approved MF-4-CO zoning with the following conditions:*

- 1. Height is restricted to no more than 53 feet*
- 2. Daily vehicular trips are limited to 2100*
- 3. Dwelling units are limited to no more than 325*
- 4. Development is prohibited within 100 feet of the southern property line*
- 5. Endorsement of the Staff recommendation for signal improvements as identified in the TIA memo with the additional improvements to signal timing at the intersection of West Courtyard and Loop 360, not to exceed \$5k, and adding a turn lane on City Park Road approaching RM 2222 intersection as agreed upon by the Applicant.*

*[S. Harris / B. Evans-2<sup>nd</sup>] (7-3). Voting Aye: S. Harris, D. Breithaupt, B. Evans, Y. Flores, S. Lavani, G. Rojas, T. Weber. Voting Nay: A. Denkler, B. Greenberg, J. Kiolbassa*

**ISSUES:** The Settlement Agreement and ordinance adopting the Settlement Agreement shall be amended prior to 3rd Reading of this rezoning case.

The Applicant is in agreement with the Commission's recommendation. Local residents have expressed concerns regarding the impact that traffic generated by the proposed development will have on existing conditions on City Park Road, FM 2222 and Loop 360 at West Courtyard Drive. The Scope of the TIA did not identify the intersection of Loop 360 and West Courtyard Drive as an intersection to be studied. However, the Applicant agreed to look into the issues at this intersection and agreed to put forth up to \$5,000 towards analysis of and adjusting of the signal at that location. The Neighborhood requested that a new TIA be produced citing that the traffic count data was inaccurate due to being collected in 2014 and during the summer months, when school was out for summer vacation.

#### **DEPARTMENT COMMENTS:**

The subject property is approximately 45 acres of undeveloped land on the south side of FM 2222 and between City Park Road to the west and Loop 360 to the east (see Exhibits A & B). There are single family homes and condominiums to the south. The property is heavily wooded and has high degree of topographical changes with a difference of 250 feet in elevation between the highest elevation and the lowest elevation (see Exhibit C). In general, the property slopes downward toward FM 2222. There is driveway access at two locations along east bound FM 2222.

A rezoning to GO-MU-CO has been requested to allow the development of 325 apartment dwelling units. Additionally, a request has been made to remove an existing condition that establishes a 6,500 daily trip limit for this property, considered cumulatively and collectively with the properties that make up Champion Tracts 1 and 2, established by ordinance No. 000309-78 (Exhibit D).

**Background/History** - The subject Tract, Champions Tract 3, is 45 acres out of over 250 once owned by the Champions Family in the area of FM2222 and Loop 360. In the 1970's the State obtained right-of-way from the acreage to construct FM 2222 and Loop 360, therefore, dividing the land into 5 pieces that were, from that point on, referred to as *Champions Tracts 1-5* (see Exhibit E).

In 1986, the City Council adopted the Comprehensive Watershed Ordinance (CWO) that would impose more restrictive environmental regulations on future development than that of the Lake Austin Watershed Ordinance that was previously adopted in 1980. The CWO was amended in 1993 to add additional protections some of which were specific to land within the Bull Creek and West Bull Creek Watersheds. This amendment became known as the "Bull Creek" ordinance.

In 1994, as a result of the "Bull Creek" amendments to the CWO, the Champion Family filed a lawsuit against the City. The premise of the lawsuit was that projects had been initiated on the properties prior to the adoption of the CWO. Therefore, development on the properties would not be subject to the CWO and instead would follow the regulations of the Lake Austin Watershed Ordinance. In effect, the purpose of the lawsuit was to seek grandfathering rights before the State of Texas and the City of Austin had such policy. The lawsuit resulted in a Compromise Settlement Agreement between the City of Austin and the Champions Family that was signed in July of 1996 (see Exhibit F).

Per the 1996 Settlement Agreement, Council approved a Special Exception Ordinance (see Exhibit G). Later, in 1998 and 1999, a series of zoning cases were filed with the City for the properties of the 5 *Champions Tracts* (see *Case Histories* table below). The properties were rezoned by Council in March of 2000. The rezoning of Tracts 1, 2, and 3 included a condition that the properties would share a 6,500 daily trip limit.

In addition to the shared trip limit, additional conditions were imposed on Tract 3 which included limiting office development to no more than 30,000 square feet and prohibiting development of a building or structure within 100 feet of the southern property line (Exhibit D).

Later, in 2002 and 2003, the Champion Family sought to remove the 6,500 daily trip limit from Tracts 1 and 3 with the filing of two more re-zoning cases (C14-02-0181 and C14-03-0140). Both cases were recommended by the Zoning and Platting Commission. While the re-zoning cases were awaiting public hearing with City Council, the Champion Family filed another lawsuit against the City in February, 2004, alleging that the application of City zoning ordinances most recently approved in March of 2000 were in violation of the 1996 Compromised Settlement Agreement because the 6,500 limitation did not allow for the actualization of development that would have been allowed under the Lake Austin Watershed Ordinance. Amidst the pending lawsuit, on March 25, 2004, City Council approved first reading of the rezoning request for Tract 3 with instructions to Staff to return on second and third readings with a proposal for an alternative trip limitation to the existing 6,500 limit. While Staff was conducting the analysis requested by City Council, the Applicant amended the zoning request from GO-CO to GO-MU in July, 2004. The amended request was reviewed by Commission on October 19, 2004 and then heard by City Council for 2<sup>nd</sup> and 3<sup>rd</sup> readings on December 2, 2004. The request was ultimately denied.

The pending lawsuit filed in February of 2004 moved forward and resulted in another mediated settlement agreement that was executed in September of 2005. Per the new settlement agreement, the City agreed to re-zone Champions Tracts 1, 2 and 3 to remove the 6,500 trip limit by December 1, 2005. In doing so, The Champions Family would dismiss the lawsuit against the City with each party bearing their own costs and attorney fees. However, should the City not fulfill the agreement, the Champion Family would pursue the lawsuit.

As a result, the City initiated re-zoning cases for Champions Tracts 1, 2, and 3 with the filing of cases C14-05-0159, C14-05-0158, and C14-05-0157. The re-zonings included a new daily trip limit of 11,000, to be shared among Tracts 1, 2, and 3, and were approved by Council at 2<sup>nd</sup> reading. However, the three cases expired before the third reading occurred, voiding the proposed 2005 Meditated Settlement Agreement. After several years, the courts dismissed the 2004 lawsuit due to lack of prosecution. Today, the 6,500 trip limit remains for the properties that make up Champion Tracts 1, 2, and 3.

**Staff Review:** This current request for rezoning is similar to the previous request in 2005 (C14-05-0157), but different in that the applicant does not wish to remove the 30,000 sq. foot office use restriction and has submitted a new TIA which will replace the 6,500 trip limit.

The subject Tract is a legal, platted lot (Exhibit H) fronting FM 2222, a Hill Country Roadway. Development on the property would typically be reviewed against the provisions of the Hill Country Roadway Overlay. However, the Special Exceptions Ordinance (Exhibit G) may modify certain requirements. Currently, the plat for the property (Exhibit H) prohibits residential uses. If zoning is granted, the Applicant will need to seek an amended plat to remove the prohibition in order to proceed with the proposed multi-family project. A rezoning to add the mixed-use overlay (-MU) is required before the plat can be amended. Due to an established 100 foot, no build buffer along the southern property line, per Ordinance No. 000309-78 (Exhibit D) and a high degree of topographic changes on the property, the proposed location of the development within the 45 acres will be in the northwest corner of the 45 acres where the topography is least varied.

Staff recommends GO-MU-CO zoning for the subject Tract because the request would allow, at the very least, land uses that are supported by the Imagine Austin Comprehensive plan at a location of an



arterial (FM 2222) and major highway (Loop 360) where greater intensity of land uses are typically encouraged. The proposed multi-family project will contribute to the mix of office, commercial and residential uses in the general area and the addition of 325 apartment dwelling units will help to alleviate the existing housing shortage. Further, a new traffic impact analysis submitted for the proposed project indicates that traffic generated by the proposed development will be accommodated.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO-CO	Undeveloped
<i>North</i>	GO-CO, LR-CO	Champion Office Park, undeveloped land
<i>South</i>	SF-2, MF-2, SF-6	Single Family, Multi-Family and Condominiums
<i>East</i>	Unzoned	Capitol of Texas Highway 360
<i>West</i>	LR-CO and DR	Retail/Office

**NEIGHBORHOOD PLANNING AREA:** N/A

**TIA:** Yes

**WATERSHED:** West Bull Creek

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

<b>Community Registry Name</b>	<b>ID</b>
2222 Coalition of Neighborhood Associations Inc	425
Bull Creek Foundation	475
Austin Independent School District	742
Austin City Parks Neighborhood Association	180
River Place HOA	1463
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
Steiner Ranch Community Association	762
Glenlake Neighborhood Association	161
Long Canyon Phase II & III Homeowners Assn. Inc.	416
Sierra Club, Austin Regional Group	1228
Long Canyon Homeowners Assn.	269
SEL Texas	1363
Bull Creek Homeowners Association	184
Preservation Austin	1424
Northwest Austin Civic Association	53
Lakewood Homeowners Association	98
Shepherd Mountain Neighborhood Association	1566

**SCHOOLS:** Highland Park Elementary, Lamar Middle, McCallum High

**CASE HISTORIES ON NEAR-BY PROPERTIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2010-0163 – Austin Cribs; 6320 City Park Road	DR to LR	1/18/2011 – Apvd LR-CO.	2/17/2011 – Apvd LR-CO; trips limited to 500 per day; drive in services is prohibited as an accessory use.
C14-05-0158 – Champion Tract – City Park Road West; City Park Road	LR-CO and DR to GO-CO and LR-CO	11/1/2005 – Apvd GR-MU-CO	Case Expired – did not have 3 <sup>rd</sup> reading within 360 days of 1 <sup>st</sup> reading.
C14-05-0159 – Champion Tract – Tract 1; 3502 ½ FM 2222	MF-1-CO, LR-CO, GO-CO, SF-2 to MF-1-CO, GR-CO, GO-CO, SF-2-CO	11/01/2005 – Apvd MF-1-CO, GR-MU-CO, GO-MU-CO, SF-2.	Case Expired – did not have 3 <sup>rd</sup> reading within 360 days of 1 <sup>st</sup> reading.
C14-02-0181 -	DR and LR-CO to GR-MU	1/14-2003 – Apvd LR-CO; ROW dedication.	12/2/2004 – Zoning change denied.
C14-01-0019 – Champion Tract 1, 2, 1-A	DR to SF-2	4/10/2001 – Apvd SF-2-CO.	7/19/2001 – Apvd SF-2-CO; establishing minimum lot widths and setbacks.
C14-99-0077 – Champion Property (Tract 2); City Park Road	DR to LR	8/31/1999 – Apvd GR-MU-CO	3/9/2000 – Apvd LR-CO; Trips/day limited to 6,500 cumulatively with other tracts; retail gross floor area is limited to 4,000 square feet.
C14-99-0076 – Champion Tract 1B, 1C, 1D; 5800 – 6802 FM 2222 Rd	DR & SF-2 to MF-2	8/31/1999 – Apvd TR 1B: MF-1-CO; TR 1C & 1D: GR-MU-CO.	3/9/2000 – Apvd <b>TR 1 (1B):</b> MF-1-CO; townhouse and condominium development regs/ max height of 40ft.; trips/day limited to 6,500 cumulatively with other tracts <b>TR 2 (1C):</b> LR-CO; retail may not exceed 40,000 sq. ft. of GFA; clean up of lead deposits; trips/day limited to 6,500 cumulatively with other tracts. <b>TR 3 (1D):</b> GO-CO; office development may not exceed 230,000 sq. ft. of GFA, clean up of lead deposits; trips/day limited to 6,500 cumulatively with other tracts.
C14-98-0163	SF-2 to GR	8/31/1999 – Apvd GR-MU-CO.	3/9/2000 – Apvd GR-CO; may

– Champion Tract 4; 5614 – 5620 FM 2222			not exceed 782 trips/day; there is a 75 foot setback away from the eastern property line where the gradient is 25% or more; 50ft vegetative buffer along the eastern pl; Vehicular access to Lakewood Drive is prohibited; a bldg. may not exceed 6,000 sq. ft. of gross floor area; cut and fill in excess of 4 feet is no permitted, highly reflective materials may not be used on the property; noise level of mechanical equipment may not exceed 70 DBA at the eastern pl; a building may not exceed 28 feet in height; list of prohibited uses, exterior lighting must be hooded or shielded.
C14-98-0161 – Champion Tract 1-A; 6507 Winterberry Drive	DR to SF-2	8/31/1999 – Apvd SF-2-CO.	3/9/2000 – Apvd SF-2-CO; vehicle trips may not exceed 6,500, considered cumulatively.
C14-95-0135 – Jester 3.81 Acres; Jester Blvd	DR to SF-1	10/24/1995 – Apvd SF-1	11/30/1995 – Apvd SF-1

**CASE HISTORIES SPECIFIC TO THIS PROPERTY:**

**C14-98-0162** (1998) - a rezoning from SF-2 to GO-CO; the conditional overlay did the following:

1. Limit office uses to no more than 30,000 square feet,
2. Prohibit development of a building or structure within 100 feet of the southern property line,
3. Impose a 6,500 daily trip limit, to be considered cumulatively with Champions Tracts 1 and 2.

**C8-02-0083.09** (2002) – a subdivision case of 45.357 acres, platted as Lot 1 Block A of the Champion Park East Subdivision, approved May 12, 2003.

**C14-03-0140** (2003) – request to rezone from GO-CO to GO-MU-CO; the CO was to be modified to remove the 6,500 trip limit and the condition that limits office development to no more than 30,000 sq. ft. The request was denied.

**C14-05-0157** (2005) – request to rezone from GO-CO to GO-MU-CO; the existing CO was to be replaced with a new CO that would impose a new daily trip limit of 11,000, to be shared with Tracts 1 and 2 among other items. The request was approved by Council at 2<sup>nd</sup> reading and expired before 3<sup>rd</sup> reading.



**C14-2015-0057** (2015) – a rezoning from GO-CO to GO-MU-CO; the CO was to be modified to remove the 6,500 trip limit and the condition that limits office development to no more than 30,000 sq. ft. The zoning application expired after 181 days without being scheduled for a public hearing with Zoning and Platting Commission.

**CITY COUNCIL DATE:**

**ACTION:**

June 16, 2016

*Postponed with 1<sup>st</sup> reading to occur on June 23, 2016 and 2nd/3<sup>rd</sup> readings to occur on August 11, 2016. The public hearing shall remain open to allow public comment and testimony on August 11, 2016 on Council Member Gallo's motion, Council Member Zimmerman's 2<sup>nd</sup>. (11-0)*

June 23, 2016

*Approved 1<sup>st</sup> reading for MF-4-CO zoning with the following conditions:*

- 1. Height is restricted to no more than 53 feet*
- 2. Daily vehicular trips are limited to 2100*
- 3. Dwelling units are limited to no more than 325*
- 4. Development is prohibited within 100 feet of the southern property line*

*5. Endorsement of the Staff recommendation for signal improvements as identified in the TIA memo with the additional improvements to signal timing at the intersection of West Courtyard and Loop 360, not to exceed \$5k, and adding a turn lane on City Park Road approaching RM 2222 intersection as agreed upon by the Applicant.*

*Additionally, the public hearing is to remain open for 2<sup>nd</sup> & 3<sup>rd</sup> Readings on August 11, 2016 [Council Member Gallo; Council Member Garza – 2<sup>nd</sup>] (11-0).*

August 11, 2016

*Approved a Postponement request by Staff to September 1, 2016 and direct Staff to conduct necessary work to include a mechanism to limit development on the eastern tract of the site. Additionally, the public hearing remains open for 2<sup>nd</sup> and 3<sup>rd</sup> Readings [Council Member Gallo; Council Member Troxclair – 2<sup>nd</sup>] (11-0).*

September 1, 2016

**ORDINANCE READINGS:** 1<sup>st</sup> June 23, 2016      2<sup>nd</sup>      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Jerry Rusthoven

**PHONE:** 512-974-3207

**EMAIL:** [jerry.rusthoven@austintexas.gov](mailto:jerry.rusthoven@austintexas.gov)

## **EXISTING CONDITIONS**

### ***Site Characteristics***

The property is undeveloped and is heavily wooded with a high degree of topographical changes. There is a difference of 250 feet in elevation between the highest elevation at approximately 790 feet along a portion of the southern property line, and the lowest elevation of 540 feet closer to the northern property line. In general, the property slopes downward toward FM 2222. There is driveway access at two locations along east bound FM 2222.

### ***Comprehensive Planning – Kathleen Fox, 512-974-7877***

This zoning case is located on the south side of City Park Road and FM 2222 Road, and to the west of Hwy 360. The property is a vacant tract of land, which is approximately 45.35 acres in size. The property is not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses includes Champion City Park, an office building, and apartment complex to the north; single family subdivisions and a large apartment complex to the south; Hwy 360 to the east; and single family housing and vacant land to the west. The proposed use is mixed use project and the removal of the conditional overlay, which limits the trips per day. More specifically, the developer wants to construct a 325 unit apartment complex, 50,000 sq. ft. of office uses, and 42,000 square feet of hospital services limited use, which replaces the specialty retail use.

### ***Imagine Austin***

The overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘complete communities’ across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. On page 107 in Chapter 4 of the IACP it states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.*”

The following IACP policies are also applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

### ***Analysis and Conclusions***

Analyzing the land uses within a mile of radius of this subject property, there appears to be both benefits and challenges to this location. Most importantly, this area of Austin is currently lacking a variety of goods and service options for nearby residents and office workers, a variety of retail and

commercial uses, and especially safe routes for pedestrian (sidewalks and hike and bike trails) or public transportation stops available within several miles of this location.

Although this project is not located along an Activity Corridor or within an Activity Center, which the Imagine Austin Growth Concept Map targets for growth, FM 2222 is a heavily traveled arterial road, which contains myriad of office parks, residential subdivisions and multi-family apartment complexes. The proposed project could contribute to making this area a more 'complete community' (where people can live, work and play) by adding a much needed retail component and making this area more connected to adjoining land uses. To add connectivity to the area, the developer should consider installing sidewalks, hike and bike trails, and negotiating public transportation options for the users of the residential and offices uses located both within and around this site, thus reducing dependency on privately owned automobile. Based on this project contributing various land uses (medical, offices and multifamily housing), this proposal appears to be partially supported by the Imagine Austin Comprehensive Plan.

### ***Impervious Cover***

The site is subject to the regulations established by the Lake Austin Watershed Ordinance per the 1996 Settlement Agreement between the Champions and the City of Austin.

### ***Environmental – Mike McDougal, 512-974-6380***

**\*\*\*Development is subject to Ordinance No. 96-0613-J, which may amend portions of the comments below:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the West Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.
2. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

3. According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location. Development within the Water Quality Transition Zone and Critical Water Quality Zone are limited per LDC 25-8.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

***DSD Transportation – Ivan Naranjo, 512-974-7649***

See attached TIA memo at the back of this report.

***Water and Wastewater – Neal Kepple***

FYI: Currently only City water is in the area. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

***Storm Water Detention***

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

***Site Plan and Compatibility Standards – Nikki Hoelter, 512-974-2863***

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP2. The site is subject to compatibility standards. Along the SOUTH and WEST property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection. Additional design regulations will be enforced at the time a site plan is submitted.

SP3. The site is located within 1,000 feet of RM 2222 and within a Hill Country Roadway Corridor. The site is located within the low intensity zone of the Hill Country Roadway. The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope	Maximum FAR
0-15%	.20:1
15-25%	.08:1
25-35%	.04:1

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along RM 2222. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state.

The allowable height is as follows: Within 200 feet of RM 2222 the maximum height is 28 feet.

**Development is subject to Ordinance No. 96-0613-J, which may amend portions of the above referenced comments.**

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission





## MEMORANDUM

**TO:** Victoria Haase, Case Manager  
Planning and Zoning Department

**FROM:** Scott A. James, P.E., PTOE, Land Use Review/Transportation  
Ivan Naranjo, MBA, Senior Transportation Planner  
Development Services Department

**DATE:** June 6, 2016

**SUBJECT:** Revisions to Traffic Impact Analysis for Champion's Tract 3 Development  
Zoning Case No. C14-2015-0160

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Section 25-6-114 of the Land Development Code requires that a traffic impact analysis (TIA) be conducted for a project proposed with a zoning application if the project is anticipated to generate more than 2,000 daily trips.

The project site is located south of RM 2222 and west of Loop 360 in north Austin. The project site is currently vacant and is currently zoned GO – CO. The proposed zoning is GO-CO-MU to allow for multi-family mixed use development. The projected build out year for this development is 2018.

### Roadways

RM 2222 is identified in the Austin Metropolitan Area Transportation Plan as a four lane divided major arterial roadway (MAD – 4), with a center two way left turn lane (CTWLTL) in the vicinity of the site. The roadway offers connection from points west to Loop 360 and central Austin. According to the Texas Department of Transportation (TxDOT), the daily traffic volumes along RM 2222 were approximately 42,000 vehicles per day (vpd) east of City Park Road and approximately 34,300 vpd west of the site. The posted speed limit is sixty miles per hour (60 MPH) west of City Park Road and fifty-five miles per hour (55 MPH) east of City Park Road.

Loop 360 is a four lane divided grade separated highway traveling in a north-south direction with a posted speed limit of fifty-five miles per hour (55 MPH). The connection with RM 2222 is via diamond interchange. According to the Texas Department of Transportation (TxDOT), the daily traffic volumes along Loop 360 were 46,100 vpd north of the interchange with RM 2222 and approximately 44,800 vpd south of this interchange.

City Park Road is a minor arterial roadway (per the CAMPO 2010 volume map) and primary roadway serving Emma Long Park and several residential communities. The posted speed limit is forty miles per hour (40 MPH). Morning peak hour traffic counts indicate approximately 5,000 vehicles per day use this roadway.

Jester Boulevard is a minor arterial roadway (per the CAMPO 2010 volume map) and has a posted speed limit of thirty miles per hour (30 MPH). Morning peak hour traffic counts indicate approximately 3,000 vehicles per day use this roadway.

### **Trip Generation and Traffic Analysis**

Based on the ITE publication Trip Generation, 9<sup>th</sup> Edition, the proposed 325 apartment dwelling units would generate an estimated 2,094 additional vehicle trips per day (vpd). Table 1 below summarizes the site trip generation rates used in the traffic analysis:

**Table 1 – Site Trip Generation**

	Land Use	Size	24-Hour Two-Way Volume	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
<b>Proposed</b>	High-Rise Apartment	325 DU	2,094	33	130	128	68

Site traffic is expected to use City Park Road and one driveway on RM 2222 for access to the site. The driveway on RM 2222 is restricted to "right in/right out" operation only. Table 2 presents the percentage distribution to the surrounding roadways:

**Table 2 – Distribution of site generated trips**

<b>Roadway</b>	<b>Traffic Percentage</b>
North (via Loop 360)	35%
South (via Loop 360)	25%
South (via City Park Road)	2%
East (via FM 2222)	25%
West (via RM 2222)	13%
<b>Total</b>	<b>100%</b>

For this study, traffic counts were conducted on July 29, 2014 at the identified study intersections. Since data collection occurred during the summer break, the raw counts were adjusted by means of a 10% growth factor to account for school related traffic. In addition, one identified background project, located at the northeast corner of RM 2222/Champion Grandview View, was used to increase expected daily peak hour volumes.

Study intersections were evaluated using the Highway Capacity Manual (HCM) method for capacity analysis. When the estimated additional trips were added to the identified intersections, the traffic analysis showed increased congestion and delay at some intersections. Table 3 (presented on the following pages) provides a summary of the calculated average delay(s) for each of the study intersections:

Table 3 – Calculation of intersection level of service (LOS)\* and delay (in seconds per vehicle)

Intersection Studied	Movement	2014 Existing		2016 Forecasted		2016 Mitigated Site + Forecasted	
		AM	PM	AM	PM	AM	PM
Jester Blvd & RM 2222	NB	A (5.7)	E (75.4)	A (6.6)	F (101.4)	A (6.1)	F (102.9)
	SB	F (138.8)	C (22.3)	F (171.7)	C (24.4)	F (166.7)	C (25.7)
	EB	E (67.1)	E (68.2)	E (67.4)	E (68.3)	E (68)	E (68.8)
	WB	E (60)	E (75.8)	E (60.4)	E (79.7)	E (61.9)	E (74.5)
City Park Road & RM 2222	NB	D (48.2)	F (188.1)	D (49.8)	F (208.3)	D (51.4)	F (214.0)
	EB	F (281.7)	D (40.8)	F (321.1)	D (52.2)	F (312.7)	D (51.5)
	WB	C (28.7)	C (27.0)	C (30.6)	C (32.7)	D (44.7)	D (48.9)
Champion Grand View Way & RM 2222	SB	F (287.9)	F (224.6)	F (1321.2)	F (7126)	F (1518.6)	F (8386)
	EB	C (17.4)	F (57.6)	E (37.9)	F (87.9)	E (39.6)	F (106.0)
	WB	-	-	-	-	**	**
Loop 360 SB & RM 2222	SB	D (43.1)	A (9.0)	D (54.7)	D (36.0)	D (54.0)	D (47.7)
	EB	D (40.8)	E (71.6)	D (41.6)	F (102.7)	D (51.1)	E (69.4)
	WB	B (14.7)	A (4.4)	C (21)	A (5.5)	A (8.0)	A (9.1)
Loop 360 NB & RM 2222	NB	F (337.6)	F (268.3)	F (414.7)	F (303.3)	F (304.6)	F (114.2)
	EB	A (5.3)	A (6.4)	A (5.6)	B (11.4)	A (5.0)	B (16.2)
	WB	F (149.1)	D (44.1)	F (195.4)	E (55.8)	F (128.2)	D (48.5)

\* Traffic analysis based on 2000 Highway Capacity Manual methodology

\*\* This is a free movement at this intersection

Table 3 (continued) – Calculation of intersection level of service (LOS) and delay

Lakewood Drive & RM 2222	SB	<b>E</b> <b>(69.0)</b>	<b>E</b> <b>(70.1)</b>	<b>E</b> <b>(69.0)</b>	<b>E</b> <b>(71.5)</b>	<b>E</b> <b>(69.0)</b>	<b>E</b> <b>(71.5)</b>
	EB	A (1.6)	B (14.9)	A (1.5)	B (16.0)	A (1.3)	B (12.5)
	WB	A (7.1)	C (26.2)	A (7.8)	C (30.6)	A (7.8)	C (32.1)
Loop 360 & Champion	SB	-	-	-	-	-	-
	EB	<b>F</b> <b>(184.1)</b>	<b>F</b> <b>(54.0)</b>	<b>F</b> <b>(457)</b>	<b>F</b> <b>(635.4)</b>	<b>F</b> <b>(488.8)</b>	<b>F</b> <b>(714.3)</b>
Driveway #1 & RM 2222	NB	-	-	-	-	<b>F</b> <b>(399.6)</b>	<b>E</b> <b>(39.4)</b>
	EB	-	-	-	-	A (free)	
Driveway #2 & City Park Road	NB	-	-	-	-	B (12.4)	C (16.2)
	WB (left)					A (8.3)	B (10.0)

\* Traffic analysis based on 2000 Highway Capacity Manual methodology

\*\* This is a free movement at this intersection

The results of the analysis conducted within the TIA identify several locations operating at LOS E or F under current conditions as well as in future scenarios. The additional peak hour traffic related to this development is shown (under mitigated conditions) to slightly increase the average delays. The following mitigation measures were included in the study:

- Adjusted signal timing was adjusted for the signalized intersection of RM 2222/Jester Blvd
- Adjusted signal timing and phasing for the signalized intersection of RM 2222/City Park Road
- Adjusted signal timing and phasing for the signalized intersection of RM 2222/Loop 360
- Assumed installation of right in/right out channelizing concrete medians for RM 2222/Champions Grandview Way and proposed Driveway #1/RM 2222 connection.

In addition to the above recommended measures, transportation review staff identified a need to evaluate the queuing demand along City Park Road approaching the intersection of RM 2222. Additional capacity for left turn movements (both in/out of the site) may be required at the time of site plan, when specific site design information is available.

## RECOMMENDATIONS

- 1) Prior to the 3<sup>rd</sup> reading of the zoning case, transportation review staff requests the applicant post fiscal for the following improvements:

Table 4 – List of Improvements				
Location	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
City Park Road at RM 2222	Signal equipment upgrade	\$38,102	100%	\$38,102
City Park Road approaching RM 2222 intersection*	Lengthening turn lane storage	TBD	TBD	TBD
Driveway #1 at RM 2222*	Construction of diverter island	\$25,000	100%	\$25,000
<b>Total</b>				<b>\$63,102</b>

\* Fiscal will not be collected for these improvements as they would be required at the time of site plan review.

- 2) City Park Road and RM 2222 – The applicant proposes to contribute to necessary traffic signal improvements to permit timing and phasing changes at this intersection. Staff from the Austin Transportation Department, in coordination with TxDOT, have identified additional equipment necessary to improve traffic signal operations as a result of the additional traffic due to this site development:
  - a) Traffic Signal detection equipment and installation;
  - b) Modifications to pavement markings and roadway signage;
  - c) Implementation of new signal timing plans to optimize traffic operations
- 3) Prior to site plan approval, a revised TIA may be required by staff to identify the need for additional capacity and/or channelization on City Park Road to serve the anticipated volumes of entering and exiting vehicles. Specifically, the widening of the approach to Driveway #2 on City Park Road in order to provide for left turning vehicles accessing the site.
- 4) In addition, applicant agrees to participate (up to \$5,000) in the costs for signal timing changes at the intersection of Loop 360/West Courtyard Drive, if warranted as determined by additional traffic study and analysis during the time of site plan review.
- 5) Per TxDOT, direct driveway access onto RM 2222 shall be restricted to 'right in/right out' operation only. Applicant has agreed and proposes to construct diverter island to reinforce 'right in/right out only' access restrictions.
- 6) Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within the TIA document (dated April 20, 2016), including land uses, trip generation, trip distribution, traffic controls and other identified conditions.

If you have any questions or require additional information, please contact me at (512) 974 – 2208. Thank you.

Scott A. James, P.E., PTOE  
Development Services Department  
Land Use Review Division/ Transportation



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



**PROJECT NAME:** Champions Tract #3

**ADDRESS/LOCATION:** 6409 City Park Road, 5909, 6103 & 6425 FM 2222

**CASE #:** C14-2015-0057

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION  
Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 325 STUDENTS PER UNIT ASSUMPTION  
Elementary School: 0.124 Middle School: 0.035 High School: 0.071

## IMPACT ON SCHOOLS

The district-wide student yield factor (across all grade levels) is 0.23 per apartment. Using the district-wide average, the 325 multifamily development is projected to add approximately 75 students across all grade levels to the projected student population. It is estimated that of the 75 students, 40 will be assigned to Highland Park Elementary School, 12 to Lamar Middle School, and 23 at McCallum High School.

The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this development, would be within the target range of 75-115% for Lamar MS (96%), assuming the mobility rates remain the same.

The projected increase in enrollment by SY 2019-20 coupled with the additional students from the proposed development would increase the percent of permanent capacity to 119% at Highland Park ES and 125% at McCallum HS, assuming the mobility rates remain the same. The school community and administration would need to monitor enrollment at these schools and possibly discuss intervention strategies to address overcrowding.

## TRANSPORTATION IMPACT

All students residing within the planned multifamily development attending Highland Park ES, Lamar MS, or McCallum HS would qualify for transportation.

## SAFETY IMPACT

A circle or drive located off the main road of the planned multifamily development to accommodate a bus would provide a safe place for students waiting to be picked up or dropped off by the bus.

Date Prepared: 07/15/2015

Director's Signature: \_\_\_\_\_

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



## DATA ANALYSIS WORKSHEET

**ELEMENTARY SCHOOL:** Highland Park

**RATING:** Met Standard

**ADDRESS:** 4900 Fairview

**PERMANENT CAPACITY:** 585

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 5.47%

**MOBILITY RATE:** 6.0%

### POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	603	618	658
% of Permanent Capacity	103%	106%	112%

### ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	639	655	695
% of Permanent Capacity	109%	112%	119%

**MIDDLE SCHOOL:** Lamar

**RATING:** Met Standard

**ADDRESS:** 6201 Wynona

**PERMANENT CAPACITY:** 1,008

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 34.30%

**MOBILITY RATE:** 13.6%

### POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	780	841	853
% of Permanent Capacity	77%	83%	85%

### ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	886	955	967
% of Permanent Capacity	88%	95%	96%

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



<b>HIGH SCHOOL:</b> McCallum	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 5600 Sunshine Drive	<b>PERMANENT CAPACITY:</b> 1,596
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 31.62%	<b>MOBILITY RATE:</b> 22.0%

<b>POPULATION (without mobility rate)</b>			
<b>HIGH SCHOOL STUDENTS</b>	<b>2014-15 Population</b>	<b>5- Year Projected Population (without proposed development)</b>	<b>5-Year Projected Population (with proposed development)</b>
<b>Number</b>	1,362	1,614	1,637
<b>% of Permanent Capacity</b>	85%	101%	103%

<b>ENROLLMENT (with mobility rate)</b>			
<b>HIGH SCHOOL STUDENTS</b>	<b>2014-15 Enrollment</b>	<b>5- Year Projected Enrollment* (without proposed development)</b>	<b>5-Year Projected Enrollment* (with proposed development)</b>
<b>Number</b>	1,662	1,970	1,993
<b>% of Permanent Capacity</b>	104%	123%	125%

\*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.



**ORDINANCE NO. 000309-78**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**A 45.208 ACRE TRACT OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 6011-6411 CITY PARK ROAD AND 5801-6507 F.M. 2222 ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Single Family Residence Standard Lot (SF-2) district to General Office-Conditional Overlay (GO-CO) combining district on the property described in File C14-98-0162, as follows:

A 45.208 acre tract of land out of the James Jett Survey No. 1, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

commonly known as Tract 3, locally known as 6011-6411 City Park Road and 5801-6507 F.M. 2222 Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property and the property described in Exhibits C, D, E, F, and G, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 6,500 adjusted trips per day.
2. Office development may not exceed 30,000 square feet of gross floor area.
3. A building or structure may not be constructed or maintained within 100 feet of the southern property line.

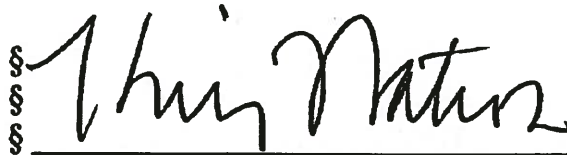
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the General Office (GO) base district and other applicable requirements.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on March 20, 2000.

**PASSED AND APPROVED**

March 9, 2000

§  
§  
§  


Kirk Watson  
Mayor

**APPROVED:**



Andrew Martin  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



FIELD NOTES  
FOR  
JOSIE CHAMPION

C14-98-0162

45.208 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE JAMES JETT SURVEY NO. 1, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 254 ACRE TRACT OF LAND AS CONVEYED TO MRS. ALMA CHAMPION, MARY CHAMPION, NOW KNOWN AS MARY M. ROBERSON, ALMA J. CHAMPION, NOW KNOWN AS JUANITA MEIER, AND JOSIE E. CHAMPION BY INSTRUMENT OR RECORD IN CAUSE NUMBER 11062 OF THE PROBATE MINUTES OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point at the intersection of the South line of the said 254 acre tract, being in the East r.o.w. line of City Park Road, for the Southwest corner hereof;

THENCE with the East and Southeast r.o.w. line of City Park Road, the following courses:

N 39°47'59"E for a distance of 18.25 feet to an angle point;

N 38°31'29"E for a distance of 292.05 feet to a point of curve;

Along a curve to the right, whose radius is 1,225.75 feet, and whose chord bears N 44°56'36"E for a distance of 274.28 feet to a point of compound curve;

Along a curve to the right, whose radius is 1,544.11 feet, and whose chord bears N 55°57'43"E for a distance of 247.67 feet to a point of compound curve;

Along a curve to the right, whose radius is 522.77 feet, and whose chord bears N 63°29'14"E for a distance of 53.69 feet to a point of compound curve;

Along a curve to the right, whose radius is 381.97 feet, and whose chord bears N 76°01'34"E for a distance of 122.32 feet to a point of tangency;

N 85°14'24"E for a distance of 166.43 feet to a point of curve;

Along a curve to the left, whose radius is 381.97 feet, and whose chord bears N 72°19'21"E for a distance of 170.78 feet to a point of tangency;

N 59°24'17"E for a distance of 46.43 feet to a point of curve;

Along a curve to the right, whose radius is 472.18 feet, and whose chord bears N 73°22'55"E for a distance of 107.16 feet to a point at the intersection of the Southeast r.o.w. line of City Park Road with the new Southwest r.o.w. line of RM 2222, for the most Northerly corner hereof;

THENCE with the new Southwest r.o.w. line of RM 2222, the following courses;

Along a curve to the right, whose radius is 1,407.89 feet, and whose chord bears S 32°16'16"E for a distance of 283.26 feet to a point of tangency;

S 26°29'51"E for a distance of 508.04 feet to a point of curve;

Along a curve to the left, whose radius is 2,984.79 feet, and whose chord bears S 32°21'08"E for a distance of 608.93 feet to a point of tangency;

S 38°12'25"E for a distance of 420.57 feet to a point in the Northwest line of that certain 0.956 acre tract of land conveyed to Jones-Reynolds Joint Venture by deed recorded in Volume 7764, Page 826, Deed Records, Travis County, Texas, for a corner hereof;

000309-78

EXHIBIT A

FIELD NOTES  
FOR  
JOSIE CHAMPION

45.208 ACRE TRACT

PAGE 2

THENCE S 55°13'16"W for a distance of 49.61 feet to the Northwest corner of the said Jones-Reynolds tract, for an inside corner hereof;

THENCE S 34°46'44"E for a distance of 208.78 feet to a point, for the most Southerly corner of the said Jones-Reynolds tract, for an inside corner hereof;

THENCE N 55°13'16"E for a distance of 61.92 feet to a point in the new Southwest r.o.w. line of RM 2222, for a corner hereof;

THENCE with the new Southwest r.o.w. line of RM 2222, S 37°20'42"E for a distance of 249.36 feet to a point in the West r.o.w. line Loop 360, for a corner hereof;

THENCE with the West r.o.w. line of Loop 360, S 06°01'49"E for a distance of 245.20 feet to a point in the Southwest line of the said 254 acre tract, being the Northeast corner of Lot 2, Sheppard Mountain Phase One, as recorded in Plat Book 83, Pages 200A-200B, Plat Records, Travis County, Texas, for the most Southerly corner hereof;

THENCE with Southwest line of the said 254 acre tract, N 60°48'45"W at a distance of 1,755.00 feet pass, the Northwest corner of the said Lot 2, Shepherd Mountain Phase One, being the Northeast corner of Lot B, Shepherd Mountain Phase Two, as recorded in Plat Book 86, Pages 155D-156C, Plat Records, Travis County, Texas, and continue on for a total distance of 2,858.70 feet to an angle point, and N 60°45'08"W for a distance of 5.61 feet to the PLACE OF BEGINNING, and containing 45.208 acres of land, more or less.

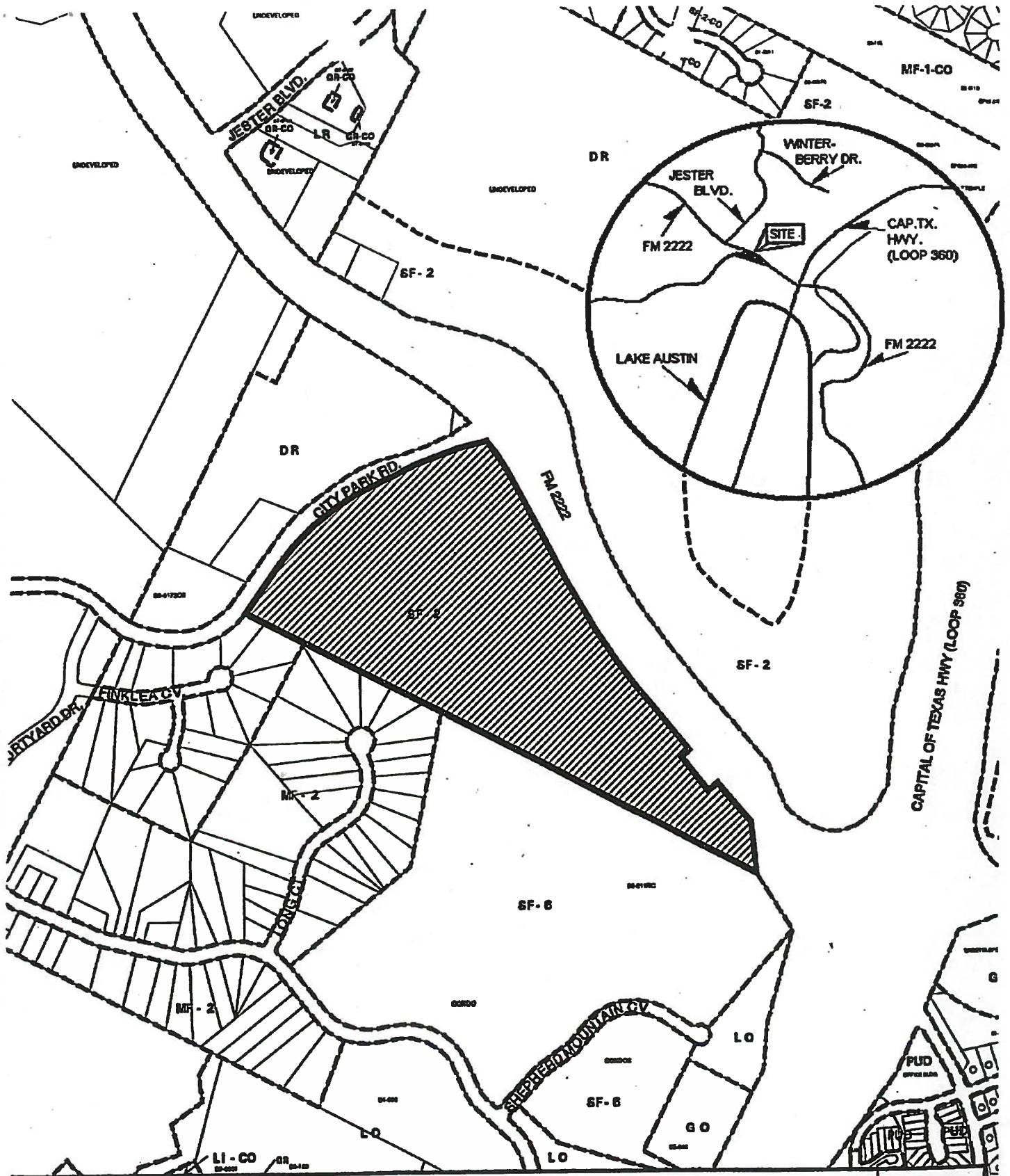
This description was prepared from deed records only, and does not represent an on the ground survey.

AS PREPARED BY  
DOUG SEELIG LAND SURVEYORS P.C.

DOUGLAS A. SEELIG  
Registered Professional Land Surveyor No. 1908  
3802 Manchaca Road  
Austin, Texas 78704  
October 22, 1998

Work Order No. 15646

000309-78



 1" = 600'	SUBJECT TRACT		<b>ZONING EXHIBIT B</b>		CITY GRID REFERENCE NUMBER <b>F30</b>
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-98-0162 ADDRESS: CITY PARK RD. & FM 2222 SUBJECT AREA (acres): 44.900	DATE: 98-10 INTLS: TRC	
	CASE MGR: D.PERRYMAN 000309-78				

98.467 ACRES - 1B  
ZONING TRACT II-REVISED  
CHAMPION FAMILY TRACT

C14-99-0076  
FN. NO. 99-345 (MJJ)  
NOVEMBER 30, 1999  
BPI JOB NO. 395-02.98

DESCRIPTION

OF A 98.467 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 260 ACRE TRACT OF LAND CONVEYED TO C.C. CHAMPION ET. AL. BY PARTITION DEED OF RECORD IN VOLUME 482, PAGE 527 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 98.467 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the westerly line of Capital of Texas Highway North (Loop 360 - R.O.W. varies), same being the northerly line of said 260 acres and the southeasterly corner of The Overlook at Jester Section Two, a subdivision of record in Book 90, Pages 124-125 of the Plat Records of Travis County, Texas;

THENCE, along the westerly line of Capital of Texas Highway North, being the easterly line hereof, the following four (4) courses and distances:

- 1) S37°07'34"W, a distance of 303.59 feet to an angle point;
- 2) S16°02'28"W, a distance of 441.39 feet to an angle point;
- 3) S05°06'38"W, a distance of 314.45 feet to an angle point;
- 4) S01°06'51"E, a distance of 286.11 feet to the southeasterly corner hereof;

THENCE, leaving the westerly line of Capital of Texas Highway North, over and across said 260 acres, the following twenty-six (26) courses and distances:

- 1) S61°22'42"W, a distance of 25.89 feet to an angle point;
- 2) S66°56'23"W, a distance of 20.20 feet to an angle point;
- 3) S57°01'15"W, a distance of 29.21 feet to an angle point;
- 4) S49°42'09"W, a distance of 35.48 feet to an angle point;
- 5) S41°39'01"W, a distance of 29.00 feet to an angle point;
- 6) S29°23'47"W, a distance of 22.18 feet to an angle point;
- 7) S28°02'01"W, a distance of 51.77 feet to an angle point;
- 8) S14°20'27"W, a distance of 33.18 feet to an angle point;

EXHIBIT C

000309-78



- 9) S22°46'11"W, a distance of 53.35 feet to an angle point;
- 10) S19°42'58"W, a distance of 51.25 feet to an angle point;
- 11) S24°25'52"W, a distance of 56.90 feet to an angle point;
- 12) S29°23'47"W, a distance of 88.73 feet to an angle point;
- 13) S30°31'07"W, a distance of 62.86 feet to an angle point;
- 14) S44°03'36"W, a distance of 53.50 feet to an angle point;
- 15) S61°22'42"W, a distance of 46.49 feet to an angle point;
- 16) S71°00'14"W, a distance of 44.50 feet to an angle point;
- 17) S80°42'40"W, a distance of 39.43 feet to an angle point;
- 18) N72°12'22"W, a distance of 49.02 feet to an angle point;
- 19) N63°38'32"W, a distance of 33.28 feet to an angle point;
- 20) N36°53'45"W, a distance of 877.18 feet to an angle point;
- 21) S24°25'59"W, a distance of 355.69 feet to an angle point;
- 22) N09°29'34"W, a distance of 595.42 feet to an angle point;
- 23) N39°39'22"W, a distance of 781.86 feet to an angle point;
- 24) N83°15'32"W, a distance of 178.04 feet to an angle point;
- 25) S65°36'11"W, a distance of 208.75 feet to an angle point;
- 26) S29°43'04"W, a distance of 180.07 feet to a point in the northerly line of R.M. 2222 (R.O.W. varies), for an angle point hereof;

THENCE, along the northerly line of R.M. 2222, the following three (3) courses and distances:

- 1) N73°25'00"W, a distance of 217.09 feet to the point of curvature of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right having a radius of 665.04 feet, a central angle of 02°45'13", an arc length of 31.96 feet and a chord which bears N72°02'23"W, a distance of 31.96 feet to the end of said curve;
- 3) N56°35'35"W, a distance of 106.50 feet to the southeasterly corner of the remainder of 1 acre of land conveyed to Mrs. D. W. Williams by deed of record in Volume 2507, Page 17 of said Real Property Records;

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THENCE, leaving the northerly line of R.M. 2222, along the easterly, northerly and westerly lines of said Williams tract, the following three (3) courses and distances:

- 1) N29°48'54"E, a distance of 177.10 feet to the northeasterly corner of said Williams tract;
- 2) N58°11'06"W, a distance of 208.70 feet to the northwesterly corner of said Williams tract;
- 3) S29°48'54"W, a distance of 171.29 feet to a point in the curving northerly line of said R.M. 2222, being the southwesterly corner of said Williams tract;

THENCE, along a non-tangent curve to the right having a radius of 1517.02 feet, a central angle of 00°22'42", an arc length of 10.02 feet and a chord which bears N56°22'01"W, a distance of 10.02 feet to the southeasterly corner of the remainder of 1 acre of land conveyed to L.W. Taylor et. ux. by deed of record in Volume 1946, Page 255 of said Real Property Records;

THENCE, leaving the northerly line of R.M. 2222, along the easterly and northerly lines of said Taylor tract, the following two (2) courses and distances:

- 1) N29°48'54"E, a distance of 170.97 feet to the northeasterly corner of said Taylor Tract;
- 2) N58°11'06"W, a distance of 208.70 feet to a point in the easterly line of Jester Village, a subdivision of record in Book 89, Page 305 of said Plat Records, same being the westerly line of said 260 acres, the northwesterly corner of said Taylor tract and the southwesterly corner hereof;

THENCE, along the westerly line of said 260 acres, being the easterly line of said Jester Village and the easterly line of a 3.81 acre tract of land conveyed to Beard Family Partnership by deed of record in Volume 12618, Page 566 of said Real Property Records, the following two (2) courses and distances:

- 1) N29°48'54"E, a distance of 918.44 feet to the common easterly corner of said Jester Village and said 3.81 acres;
- 2) N29°47'28"E, a distance of 403.84 feet to the northwesterly corner hereof;

THENCE, leaving the easterly line of said 3.81 acres, over and across said 260 acres, along the northerly line hereof, the following nine (9) courses and distances:

- 1) S59°48'01"E, a distance of 650.85 feet to an angle point;
- 2) S59°51'19"E, a distance of 100.31 feet to an angle point;

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- 3) S59°58'51"E, a distance of 267.64 feet to an angle point;
- 4) S00°56'48"E, a distance of 238.12 feet to an angle point;
- 5) S60°08'07"E, a distance of 229.80 feet to an angle point;
- 6) N31°38'56"E, a distance of 203.64 feet to an angle point;
- 7) S59°58'51"E, a distance of 103.85 feet to an angle point;
- 8) S60°13'14"E, a distance of 348.56 feet to an angle point;
- 9) N29°46'46"E, a distance of 200.00 feet to a point in the southerly line of said The Overlook at Jester Section Two, being the northerly line of said 260 acres;

THENCE, S60°13'14"E, along the southerly line of said The Overlook at Jester Section Two, being the northerly line of said 260 acres, a distance of 973.72 feet to the POINT OF BEGINNING, containing an area of 98.467 acres of land, more or less, within these metes and bounds.

THE ABOVE DESCRIPTION IS BASED ON RECORD INFORMATION. IT DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY.

000309-78

13.930 ACRES - 1C  
ZONING TRACT IV  
CHAMPION FAMILY TRACT

G14-99-3076 (GR-MU)  
FN. NO. 99-129(MJJ)  
MAY 3, 1999  
BPI JOB NO. 395-02.98

#### DESCRIPTION

OF A 13.930 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 260 ACRE TRACT OF LAND CONVEYED TO C.C. CHAMPION ET. AL. BY PARTITION DEED OF RECORD IN VOLUME 482, PAGE 627 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.930 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a point in the westerly line of Capital of Texas Highway North (Loop 360 - R.O.W. varies), same being the northerly line of said 260 acres and the southeasterly corner of The Overlook at Jester Section Two, a subdivision of record in Book 90, Pages 124-125 of the Plat Records of Travis County, Texas;

THENCE, along the westerly line of Capital of Texas Highway North, the following twelve (12) courses and distances:

- 1) S37°07'34"W, a distance of 303.59 feet to a point;
- 2) S16°02'28"W, a distance of 441.39 feet to a point;
- 3) S05°06'38"W, a distance of 314.45 feet to a point;
- 4) S01°06'51"E, a distance of 603.26 feet to a point;
- 5) S05°05'53"W, a distance of 406.78 feet to a point;
- 6) S17°38'07"W, a distance of 370.27 feet to a point;
- 7) S31°58'24"W, a distance of 200.55 feet to a point;
- 8) S17°43'46"W, a distance of 282.13 feet to a point;
- 9) S55°14'05"W, a distance of 136.29 feet to a point;
- 10) N47°01'53"W, a distance of 164.83 feet to a point;
- 11) N26°59'56"W, a distance of 232.25 feet to a point;
- 12) S63°13'18"W, a distance of 125.29 feet to a point in the northerly line of R.M. 2222 (R.O.W. varies);

THENCE, along the northerly line of R.M. 2222, being the southerly line hereof, the following two (2) courses and distances:

- 1) N37°56'07"W, a distance of 711.23 feet to the point of curvature of a curve to the right;

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EXHIBIT D

- 2) Along said curve to the right having a radius of 2734.79 feet, a central angle of  $07^{\circ}29'06''$ , an arc length of 357.27 feet and a chord which bears  $N34^{\circ}27'57''W$ , a distance of 357.01 feet to the POINT OF BEGINNING, and southeasterly corner hereof;

THENCE, continuing along the northerly line of R.M. 2222, being the southerly line hereof, the following five (5) courses and distances:

- 1) Continuing along said curve to the right having a radius of 2734.79 feet, a central angle of  $04^{\circ}13'28''$ , an arc length of 201.64 feet and a chord which bears  $N28^{\circ}36'40''W$ , a distance of 201.59 feet to the end of said curve;
- 2)  $N22^{\circ}38'53''W$ , a distance of 261.62 feet to a point;
- 3)  $N12^{\circ}27'08''W$ , a distance of 305.76 feet to the point of curvature of a non-tangent curve to the left;
- 4) Along said non-tangent curve to the left having a radius of 622.93 feet, a central angle of  $69^{\circ}27'45''$ , an arc length of 755.21 feet and a chord which bears  $N38^{\circ}41'08''W$ , a distance of 709.80 feet to the end of said curve;
- 5)  $N73^{\circ}25'00''W$ , a distance of 130.28 feet to the southwesterly corner hereof;

THENCE, leaving the northerly line of R.M. 2222, over and across said 260 acres, the following seven (7) courses and distances:

- 1)  $N29^{\circ}43'04''E$ , a distance of 180.07 feet to a point;
- 2)  $N65^{\circ}36'11''E$ , a distance of 208.75 feet to a point;
- 3)  $S83^{\circ}15'32''E$ , a distance of 178.04 feet to a point;
- 4)  $S39^{\circ}39'22''E$ , a distance of 781.86 feet to a point;
- 5)  $S09^{\circ}29'34''E$ , a distance of 595.42 feet to a point;
- 6)  $S06^{\circ}54'40''W$ , a distance of 196.19 feet to a point;
- 7)  $S53^{\circ}36'16''W$ , a distance of 246.01 feet to the POINT OF BEGINNING, containing an area of 13.930 acres of land, more or less, within these metes and bounds.

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28.794 ACRES - 1D  
ZONING TRACT III  
CHAMPION FAMILY TRACT

C14-99-0076 (GO-MU)  
FN. NO. 99-128 (MJJ)  
MAY 3, 1999  
BPI JOB NO. 395-02.98

DESCRIPTION

OF A 28.794 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 260 ACRE TRACT OF LAND CONVEYED TO C.C. CHAMPION ET. AL. BY PARTITION DEED OF RECORD IN VOLUME 482, PAGE 627 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 28.794 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a point in the westerly line of Capital of Texas Highway North (Loop 360 - R.O.W. varies), same being the northerly line of said 260 acres and the southeasterly corner of The Overlook at Jester Section Two, a subdivision of record in Book 90, Pages 124-125 of the Plat Records of Travis County, Texas;

THENCE, along the westerly line of Capital of Texas Highway North, the following four (4) courses and distances:

- 1) S37°07'34"W, a distance of 303.59 feet to a point;
- 2) S16°02'28"W, a distance of 441.39 feet to a point;
- 3) S05°06'38"W, a distance of 314.45 feet to a point;
- 4) S01°06'51"E, a distance of 286.11 to the POINT OF BEGINNING and northeasterly corner hereof;

THENCE, along the westerly line of Capital of Texas Highway North, being the easterly line hereof, the following nine (9) courses and distances:

- 1) S01°06'51"E, a distance of 317.15 feet to a point;
- 2) S05°05'53"W, a distance of 406.78 feet to a point;
- 3) S17°38'07"W, a distance of 370.27 feet to a point;
- 4) S31°58'24"W, a distance of 200.55 feet to a point;
- 5) S17°43'46"W, a distance of 282.13 feet to a point;
- 6) S55°14'05"W, a distance of 136.29 feet to a point;
- 7) N47°01'53"W, a distance of 164.83 feet to a point;
- 8) N26°59'56"W, a distance of 232.25 feet to a point;
- 9) S63°13'18"W, a distance of 125.29 feet to a point in the northerly line of R.M. 2222 (R.O.W. varies);

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THENCE, along the northerly line of R.M. 2222, being the southerly line hereof, the following two (2) courses and distances:

- 1) N37°56'07"W, a distance of 711.23 feet to the point of curvature of a curve to the right;
- 2) Along said curve to the right having a radius of 2734.79 feet, a central angle of 07°29'06", an arc length of 357.27 feet and a chord which bears N34°27'57"W, a distance of 357.01 feet to the end of said curve and the southwesterly corner hereof;

THENCE, leaving the northerly line of R.M. 2222, over and across said 260 acres, the following twenty-three (23) courses and distances:

- 1) N53°36'16"E, a distance of 246.01 feet to a point;
- 2) N06°54'40"E, a distance of 196.19 feet to a point;
- 3) N24°25'59"E, a distance of 355.69 feet to a point;
- 4) S36°53'45"E, a distance of 877.18 feet to a point;
- 5) S63°38'32"E, a distance of 33.28 feet to a point;
- 6) S72°12'22"E, a distance of 49.02 feet to a point;
- 7) N80°42'40"E, a distance of 39.43 feet to a point;
- 8) N71°00'14"E, a distance of 44.50 feet to a point;
- 9) N61°22'42"E, a distance of 46.49 feet to a point;
- 10) N44°03'36"E, a distance of 53.50 feet to a point;
- 11) N30°31'07"E, a distance of 62.86 feet to a point;
- 12) N29°23'47"E, a distance of 88.73 feet to a point;
- 13) N24°25'52"E, a distance of 56.90 feet to a point;
- 14) N19°42'58"E, a distance of 51.25 feet to a point;
- 15) N22°46'11"E, a distance of 53.35 feet to a point;
- 16) N14°20'27"E, a distance of 33.18 feet to a point;
- 17) N28°02'01"E, a distance of 51.77 feet to a point;
- 18) N29°23'47"E, a distance of 22.18 feet to a point;
- 19) N41°39'01"E, a distance of 29.00 feet to a point;

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- 20) N49°42'09"E, a distance of 35.48 feet to a point;
- 21) N57°01'15"E, a distance of 29.21 feet to a point;
- 22) N66°56'23"E, a distance of 20.20 feet to a point;
- 23) N61°22'42"E, a distance of 25.89 feet to the POINT OF BEGINNING, containing an area of 28.794 acres of land, more or less, within these metes and bounds.

000309-78

13.499 ACRES  
ZONING TRACT V-REVISED  
CHAMPION FAMILY TRACT

214-99-0077  
FN. NO. 99-346(MJJ)  
NOVEMBER 30, 1999  
BPI JOB NO. 395-02.98

DESCRIPTION

OF A 13.499 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 260 ACRE TRACT OF LAND CONVEYED TO C.C. CHAMPION ET. AL. BY PARTITION DEED OF RECORD IN VOLUME 482, PAGE 627 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.499 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a point in the westerly line of said 260 acres, being a point in the easterly line of that certain remainder of 12.51 acre tract of land conveyed to Henry R. Scholtz, et. ux. by deed of record in Volume 2681, Page 136 of said Deed Records, same being the northwesterly corner of that certain 1.906 acre tract of land conveyed to Frank and Kathey Gillispie by quitclaim deed of record in Volume 12524, Page 380 of the Real Property Records of Travis County, Texas;

THENCE, S61°10'58"E, leaving the westerly line of said 260 acres, along the northerly line of said 1.906 acres, a distance of 200.01 feet to the POINT OF BEGINNING and southwesterly corner hereof;

THENCE, leaving the northerly line of said 1.906 acres, over and across said 260 acres, along a portion of the westerly line hereof, the following two (2) courses and distances:

- 1) N29°24'45"E, a distance of 844.36 feet to an angle point;
- 2) N58°34'40"W, a distance of 94.59 feet to a point in the easterly line of said remainder of 12.51 acres, being an angle point hereof;

THENCE, N30°25'20"E, along the easterly line of said remainder of 12.51 acre tract, being a portion of the westerly line of said 260 acres and the westernmost line hereof, a distance of 349.46 feet to a point in the southerly right-of-way line of R.M. 2222 (R.O.W. varies), being the most northeasterly corner of said remainder of 12.51 acre tract for the northwesterly corner hereof;

THENCE, leaving the easterly line of said remainder of 12.51 acres, along the southerly line of R.M. 2222, being the northerly line hereof, the following three (3) courses and distances:

- 1) Along a curve to the left having a radius of 1757.02 feet, a central angle of 02°56'53", an arc distance of 90.41 feet and a chord which bears S55°07'08"E, a distance of 90.40 feet to the end of said curve;

EXHIBIT F

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- 2) S56°35'35"E, a distance of 518.83 feet to the point of curvature of a curve to the right;
- 3) Along said curve to the right having a radius of 1407.89 feet, a central angle of 10°40'27", an arc distance of 262.29 feet and a chord which bears S51°15'21"E, a distance of 261.91 feet to the most northwesterly corner of that certain remainder of 0.27 acres of land conveyed to George Randall Baird by deed of record in Volume 5959, Page 1987 of said Deed Records, being the northernmost northeasterly corner hereof;

THENCE, leaving the southerly line of R.M. 2222, along the westerly and southerly lines of said remainder of 0.27 acre tract, being the irregular easterly line hereof, the following two (2) courses and distances:

- 1) S35°09'03"W, a distance of 52.60 feet to the southwesterly corner of said remainder of 0.27 acre tract for an angle point;
- 2) S33°31'40"E, a distance of 85.48 feet to a point in the southerly line of said remainder of 0.27 acre tract for an angle point hereof;

THENCE, leaving the southerly line of said remainder of 0.27 acres and continuing along the irregular easterly line hereof, the following seven (7) courses and distances:

- 1) S73°57'57"W, a distance of 151.64 feet to the point of curvature of a curve to the right;
- 2) Along said curve to the right having a radius of 950.00 feet, a central angle of 07°19'47", an arc distance of 121.53 feet and a chord which bears S77°37'51"W, a distance of 121.45 feet to the point of tangency of said curve;
- 3) S81°17'44"W, a distance of 93.74 feet to the point of curvature of a curve to the left;
- 4) Along said curve to the left having a radius of 582.77 feet, a central angle of 20°44'02", an arc distance of 210.89 feet and a chord which bears S70°55'43"W, a distance of 209.74 feet to the point of compound curvature;
- 5) Along said compound curve having a radius of 1604.11 feet, a central angle of 09°11'59", an arc distance of 257.57 feet and a chord which bears S55°57'43"W, a distance of 257.29 feet to the point of compound curvature;
- 6) Along said compound curve having a radius of 1286.75 feet, a central angle of 12°50'13", an arc distance of 288.29 feet and a chord which bears S44°56'36"W, a distance of 287.69 feet to the point of tangency of said compound curve;

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- 7) S38°31'29"W, a distance of 106.35 feet to a point in the northerly line of said 1.906 acres, being the southeasterly corner hereof;

THENCE, N61°10'58"W, along the northerly line of said 1.906 acres, being the southerly line hereof, a distance of 229.90 feet to the POINT OF BEGINNING, containing an area of 13.499 acres of land, more or less, within these metes and bounds.

THE ABOVE DESCRIPTION IS BASED ON RECORD INFORMATION. IT DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY.

000309-78



3.157 ACRES  
ZONING TRACT I  
CHAMPION FAMILY TRACT

C14-98-0161 (SF-2)  
FN. NO. 99-126(MJJ)  
MAY 3, 1999  
BPI JOB NO. 395-02.98

DESCRIPTION

OF A 3.157 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES' JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 260 ACRE TRACT OF LAND CONVEYED TO C.C. CHAMPION ET. AL. BY PARTITION DEED OF RECORD IN VOLUME 482, PAGE 627 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.157 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a point in the westerly line of Capital of Texas Highway North (Loop 360 - R.O.W. varies), same being the northerly line of said 260 acres and the southeasterly corner of The Overlook at Jester Section Two, a subdivision of record in Book 90, Pages 124-125 of the Plat Records of Travis County, Texas;

THENCE, along the northerly line of said 260 acres, being the southerly line of said The Overlook at Jester Section Two and in part along the southerly line of The Replat of the Overlook at Jester Section One, a subdivision of record in Book 90, Pages 336-338 of said Plat Records, the following two (2) courses and distances:

- 1) N60°13'14"W, a distance of 1321.87 feet;
- 2) N59°58'51"W, a distance of 101.86 feet to the POINT OF BEGINNING and northeasterly corner hereof;

THENCE, leaving the southerly line of said The Replat of the Overlook at Jester Section One, over and across said 260 acres the following five (5) courses and distances:

- 1) S30°01'09"W, a distance of 144.49 feet to an angle point;
- 2) S31°38'56"W, a distance of 259.18 feet to the southeasterly corner hereof;
- 3) N60°08'07"W, a distance of 229.80 feet to the southwesterly corner hereof;
- 4) N00°56'48"W, a distance of 302.08 feet to an angle point;
- 5) N30°01'09"E, a distance of 145.15 feet to a point in the northerly line of said 260 acres, being the southerly line of said The Replat of the Overlook at Jester Section One and the northwesterly corner hereof;

EXHIBIT G

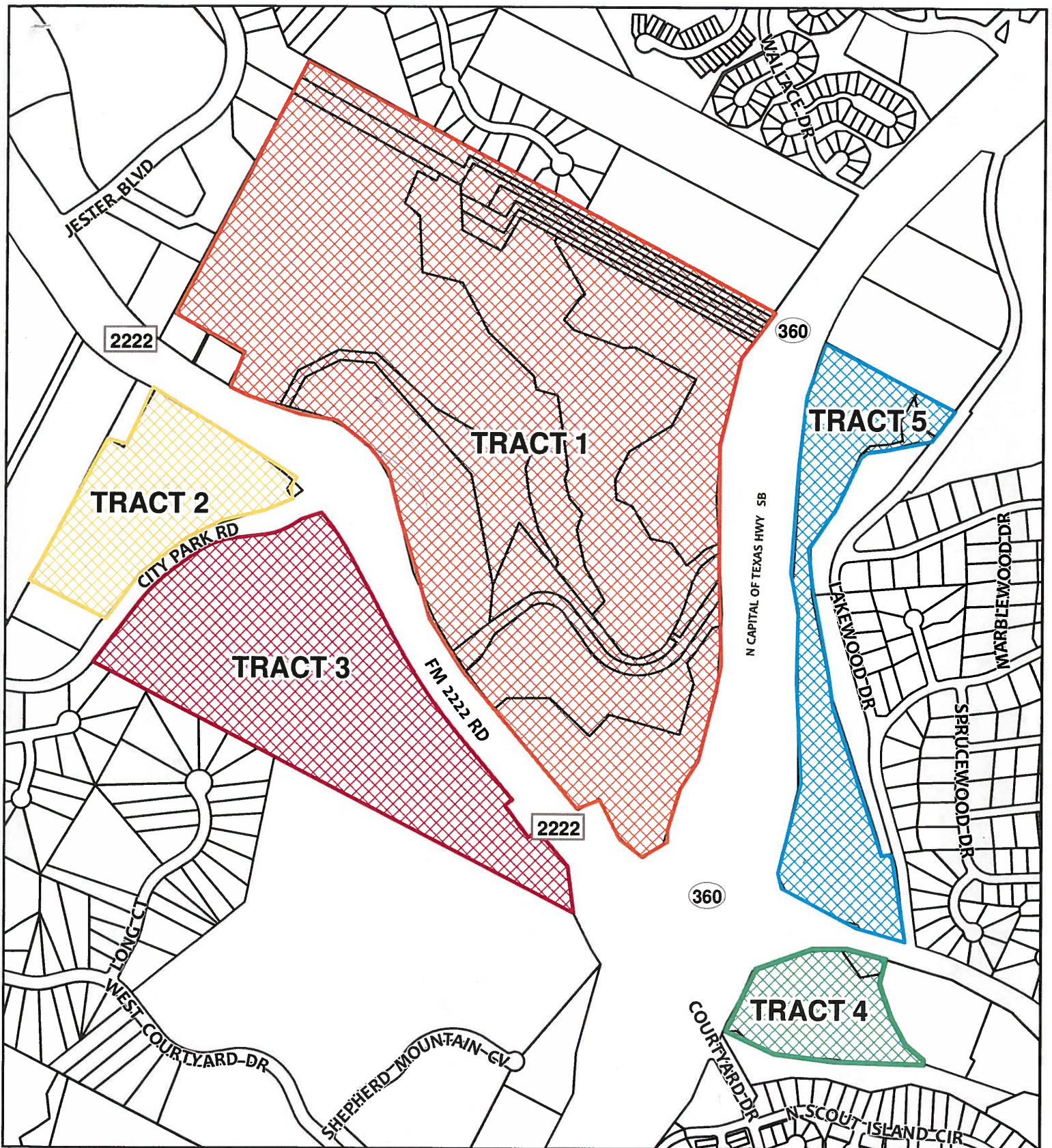
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THENCE, S59°58'51"E, along the northerly line of said 260 acres, being the southerly line of said The Replat of the Overlook at Jester Section One and the northerly line hereof, a distance of 392.60 feet to the POINT OF BEGINNING, containing an area of 3.157 acres of land, more or less, within these metes and bounds.

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N



1' = 400'

 Base Map

### CHAMPIONS TRACT MAP - EXHIBIT E

**ZONING CASE:** C14-2015-0160  
**ZONING CHANGE:** GO-CO TO GO-MU  
**LOCATION:** 6409 Park Rd., 5909, 6103, 6425 FM 2222  
**SUBJECT AREA:** 45.35 acres  
**CASE MANAGER:** Victoria Haase



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





OPW  
Tract 2: 20.59 acres, more or less, out of the James Jett Survey No. 1, Travis County, Texas, Travis County Tax Plat No. 1 4218 08 18, referred to in Application for Land Status Determination No. C81-87-021, the legal description of such tract contained in such application being adopted herein as if fully restated.

CPE  
Tract 3: 49.70 acres, more or less, out of the James Jett Survey No. 1, Travis County, Texas, Travis County Tax Plat No. 1 4218 08 18, referred to in Application for Land Status Determination bearing City of Austin filing No. C81-87-022, the legal description of such tract contained in such application being adopted herein as if fully restated.

S/E  
Tract 4: 9 acres, more or less, out of the T. J. Chambers Survey, Travis County, Travis County Tax Plat No. 1 3912 06 01, referred to in Application for Land Status Determination bearing City of Austin filing No. C81-87-023, the legal description of such tract contained in such application being adopted herein as if fully restated.

N/E  
Tract 5: 26 acres, more or less, out of the James Jett Survey No. 1 and the Thomas Jefferson Chambers Grant, Travis County, Texas, Travis County Tax Plat No. 1 4211 04 08 (pieces being located on 13418, 14218, 14312) referred to in Application for Land Status Determination bearing City of Austin filing No. C81-87-024, the legal description of such tract contained in such application being adopted herein as if fully restated.

2. Future development of the Subject Property, insofar as such development is within the regulatory and permitting authority of the City, will be governed by the following:



a. Unless otherwise specifically provided in this Agreement, during the term of this agreement all applications relating to development of the Subject Property will be governed solely by the applicable ordinances, rules or other regulations in effect for the subject property on December 8, 1993 immediately prior to the enactment of City of Austin Ordinance No. 931209-H, (the "Bull Creek Ordinance") , including the Lake Austin Watershed Ordinances by virtue of the fact that the tracts were "legal tracts." Such development applications shall include, but not be limited to, all applications for subdivision preliminary plans and final plats, resubdivision or replats, site plans, site development permits, zoning and rezoning (only to the extent that zoning and rezoning ordinances affect lot size, lot dimensions, lot coverage or building size), and all other permits and approvals required for the development of the Subject Property, and all revisions and amendments thereto (other than applications for building or construction permits for structures intended for human occupancy or habitation, which applications will be governed by the laws, ordinances, rules or regulations adopting solely the provisions of uniform building, fire, plumbing or mechanical codes promulgated by a nationally recognized code organization or local amendments to such codes enacted solely to address imminent threats of destruction of property or injury to persons in effect as of the date of the application for the applicable building or construction permit).

b. During the term of this Agreement, it is expressly agreed that the Subject Property may be subdivided and resubdivided so that each Tract may be comprised of one or more separate tracts or lots, under the requirements of the Lake Austin Watershed Ordinance without compliance with any ordinance, rule, regulation or other permitting or approval

requirement adopted after December 8, 1993, including specifically, but without limitation, the Comprehensive Watersheds Ordinance (Ordinance No. 860508-V) as the same has been codified and amended, which ordinance was not applicable by exemption to the Subject Property on December 8, 1993, and that further resubdivisions or replatting of the Subject Property will not trigger the necessity of compliance with the Comprehensive Watersheds Ordinance or any other ordinance, regulation or rule not in effect on December 8, 1993, (except with respect to all applications for building or construction permits for structures intended for human occupancy or habitation, which applications will be governed by the laws, ordinances, rules or regulations adopting solely the provisions of uniform building, fire, plumbing or mechanical codes promulgated by a nationally recognized code organization or local amendments to such codes enacted solely to address imminent threats of destruction of property or injury to persons in effect as of the date of the application for the applicable building or construction permit).

c. During the term of this Agreement, the total amount of impervious cover that may be constructed within Tracts 1, 2 and 3, and that portion of Tract 5 not made subject to Ordinance No. 930513-R will be the maximum impervious cover permitted by the Lake Austin Watershed Ordinance and other ordinances governing such tracts prior to the enactment of the Bull Creek Ordinance, and the amount of impervious cover will not be restricted to an amount less than that permitted by those ordinances.

d. The City will not require a new boundary survey as a condition for rezoning of Tracts 1, 2 and 3.

e. During the term of this Agreement, Tracts 4 and 5 will be permitted to be developed to the maximum extent of impervious cover and building square footage permitted by the Lake Austin Watershed Ordinance and other ordinances in effect on December 8, 1993, and by zoning ordinance No. 920507-B relating to such Tract 4 and zoning ordinance No. 930513-R relating to Tract 5. The restrictive covenant entered into in connection with the enactment of Ordinance 920507-B will be and is hereby amended to delete the following provisions thereof:

"12. Owners shall construct and maintain a detention pond with a minimum volume of two acre feet on the Property. The detention pond will be lined with grasses such (as) Switchgrass and Bushy Bluestem and other appropriate native vegetation for the purpose of reducing the rate of stormwater discharge to the rate of discharge without improvements constructed on the Property"; and

"5. Disturbance of the native vegetation on hillrock and rock outcropping in and along the southern portion of the Property shall be prohibited."

The Champions or their successors in interest shall be permitted to grade the said "hill rock and rock outcropping" to the surrounding natural level.

The aforementioned restrictive covenants will be removed in exchange for the following Agreements as set forth in the Special Exceptions Ordinance, to-wit:

A. For any development on the Property, applicant shall construct property engineered water-quality controls; including at minimum, water quality filtration ponds with full sedimentation chambers as described in the City of Austin Environmental Criteria Manual. The ponds shall be sized to capture the first one-half (.50) inch of stormwater plus one-tenth (.10) of an inch for each additional 10% of impervious cover above 20% from the contributing drainage areas of the project which include impervious

96-06135

cover. In the event that any cut and fill variances necessary for the construction of these ponds are not granted, the Applicant shall not be required to comply with this subparagraph 2. e. A. Detention of the 2-year storm will not be required.

B. Any agreements, restrictions, covenants, or other legal documentation necessary to construct and maintain the water quality controls required hereby shall be reviewed by the City Law Department prior to execution, and shall include a provision requiring written City approval prior to termination or assignment.

C. Prior to the issuance of a certificate of occupancy or return of fiscal security for development on all or part of the Property, construction of the water-quality controls required hereby shall be completed, as determined by City of Austin inspection, for the portion of the subject property for which a Certificate of Occupancy or return of fiscal is requested.

f. During the term of this Agreement approvals of site plans for the Subject Property will be approved with necessary variances or other provisions reducing the set backs from Loop 360 and RR 2222 required by the Hill Country Roadways Ordinance (No. 860116-J) to twenty-five feet.

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3. The provisions of this Agreement will not be affected by any transfer or ownership of all or any part of the Subject Property. The rights and duties expressed herein will run with the land, and shall be binding upon, will be for the benefit of, will be assigned by, and will be enforceable by, the Champions and the subsequent owner(s) of the Subject Property, or any part thereof, and their respective successors and assigns.

4. In consideration for the dismissal of the claims in the lawsuit described below, during the term of this Agreement the City will not impose or require any filing, review, inspection, construction or notification fees with respect to any application for the processing or

approval of any subdivision preliminary plans and final plats, resubdivisions or replats, site plans or site development permits, zoning or rezoning for the development of the Subject Property, and all such fees are hereby expressly waived by the City.

5. During the term of this Agreement, the City will follow established regulations and procedures for any legislative actions (including, but not limited to, zoning or rezoning) related to the Subject Property to the extent that such regulations are not inconsistent with the Lake Austin Watershed Ordinance and this Agreement; provided, however, in the event any such legislative action results in requirements or conditions that are contrary to, in addition to, or in any manner inconsistent with, the provisions hereof, the owner(s) of the Subject Property, or any part thereof, may elect any one or more of the following with respect to any such ordinances, rules, regulations or other requirements sought to be imposed on the development or use of the Subject Property: (i) enforcement of any state law applicable to the development of the subject property, including without limitation, Sections 481.142, et seq., TEX. GOV'T CODE; (ii) assertion of all claims for attorneys' fees, court costs, temporary taking damages, permanent taking damages or other damages that were asserted or could have been asserted in the lawsuit described below and any such claims that may arise hereafter; and (iii) assertion of any other legal or equitable rights or claims that might exist with respect to the City's actions regarding the Subject Property.

6. Tracts 4 and 5 (excluding that portion of Tract 5 not made subject to zoning ordinance No. 930513-R). The exception granted herein shall apply to any "project" as that term is defined in Section 481.142, Texas Government Code, commenced on Tracts 4 and 5



June 2006

within ten years by the filing of an application for preliminary subdivision (if applicable) and by the filing and approval of a site plan. In the event that said subdivision and site plan approval are not obtained within the ten year period, all subsequent permits for a "project" shall be governed by the Austin City Code in effect at the time of the filing of the development application.

Tracts 1, 2 and 3 and the portion of Tract 5 not made subject to zoning ordinance No. 930513-R. The exceptions granted herein shall apply to any "project" as that term is defined in Section 481.142, Texas Government Code, commenced on Tracts 1, 2 3, or that portion of Tract 5 not made subject to zoning ordinance No. 930513-R, within six years by the filing of an application for preliminary subdivision plan or any other development permit. Provided, however, that any application filed within six years will be subject to expirations contained in the Austin City Code in effect as of December 8, 1993. In the event that said development permit is not filed within the six year period, all subsequent permits for a "project" shall be governed by the Austin City Code in effect at the time of the filing of the development application.

Notwithstanding the foregoing, should the owners elect, applications filed during the first six years from the effective date of this Ordinance may be governed by the provisions of state law and the Austin City Code in effect at the time of the filing of said applications.

7. Nothing in this Agreement will prevent the City and the owner(s) of the Subject Property, or any part thereof, from making agreements regarding the development or use of the Subject Property, or any part thereof owned by such party, in addition or contrary to the

provisions hereof by agreement; provided, any such agreement must be in writing and executed by the City and the owners of the portions of the Subject Property affected thereby, and further provided that any such agreement shall expressly reference this Agreement.

8. The Champions and the City agree to submit to the Court in Cause No. 94-07160, in the 353rd District Court of Travis County, Texas, a proposed Agreed Order in the form attached hereto as Exhibit A and to request the Court to enter the Agreed Order in accordance with the settlement set forth in this Agreement.

9. Notwithstanding anything herein to the contrary, in the event of any conflict . . . between any provision of this Compromise Settlement Agreement and the Special Exceptions Ordinance, the parties hereto agree that the Special Exceptions Ordinance shall control.

10. The City and the Champions warrant that the parties executing this Agreement have the all requisite authority to bind the parties and are executing the Agreement within the scope of and in accordance with such authority.

11. Unless expressly stated otherwise in this Agreement, the provisions hereof are binding on all successors, agents, employees, representatives and assigns of the City and the Champions.

12. This Agreement is made in settlement of disputed claims and causes of action, and the provisions hereof are not to be construed as an admission of liability by any party, which liability is hereby denied; nor is this Agreement or any proceeding in the lawsuit between the parties to be considered as res judicata, collateral estoppel or binding in any manner on persons or entities not parties hereto or otherwise entitled to the benefits by the express provisions

hereof.

EXECUTED to be effective the 11<sup>th</sup> day of July, 1996.

Josie Ellen Champion  
JOSIE ELLEN CHAMPION

Juanita Champion Meier  
JUANITA CHAMPION MEIER

MARY MARGARET CHAMPION ROBERSON

CITY OF AUSTIN

By: Alice Glasco  
Printed Name: ALICE GLASCO  
Its: \_\_\_\_\_

STATE OF TEXAS

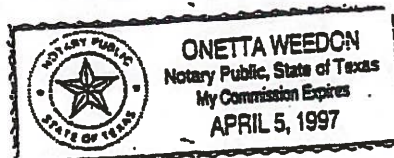
COUNTY OF TRAVIS

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BEFORE ME, the undersigned authority, appeared JOSIE ELLEN CHAMPION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on the 11<sup>th</sup> day of July, 1996, to certify which witness my hand and official seal.

Onetta Weedon  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_



**EXHIBIT "A"**

To Ordinance No. \_\_\_\_\_

The Tracts made the subject of this ordinance are those tracts having the metes and bounds, set forth in the attached survey notes, as follows:

TRACT 1: The property described in the attached as "PARCEL A"

TRACT 2: The property described in the attached as "PARCEL B"

TRACT 3: The property described in the attached as "PARCEL C"

TRACT 4: The property described in the attached as "PARCEL D"

TRACT 5: The property described in the attached as "PARCEL E"

960613-J



AN ORDINANCE GRANTING A SPECIAL EXCEPTION FOR DEVELOPMENT OF FIVE (5) TRACTS OF LAND: **TRACT 1**: BEING 153.75 ACRES, MORE OR LESS, OUT OF JAMES JETT SURVEY NO. 1, BEING MORE PARTICULARLY DESCRIBED IN CITY APPLICATION NO. C-81-87-020; **TRACT 2**: BEING A 20.59 ACRES, MORE OR LESS, OUT OF JAMES JETT SURVEY NO. 1, MORE PARTICULARLY DESCRIBED IN CITY APPLICATION NO. C-81-87-021; **TRACT 3**: BEING 49.70 ACRES, MORE OR LESS, OUT OF JAMES JETT SURVEY NO. 1, MORE PARTICULARLY DESCRIBED IN CITY APPLICATION NO. C-81-87-022; **TRACT 4**: BEING 9 ACRES, MORE OR LESS, OUT OF T.J. CHAMBERS SURVEY, MORE PARTICULARLY DESCRIBED IN CITY APPLICATION NO. C-81-87-023; AND **TRACT 5**: BEING 26 ACRES, MORE OR LESS, OUT OF THE JAMES JETT SURVEY NO. 1 AND THOMAS JEFFERSON CHAMBERS GRANT, MORE PARTICULARLY DESCRIBED IN CITY APPLICATION NO. C-81-87-024; GRANTING A SPECIAL EXCEPTION UNDER DIVISION 3 OF ARTICLE V OF CHAPTER 13-1, ARTICLE 1 OF CHAPTER 13-7, AND ARTICLE V OF CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992, AS AMENDED; IMPOSING WATER QUALITY PROTECTIONS ON DEVELOPMENT OF THE PROPERTY; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, 2-2-7, 13-1-301 AND 13-1-302 OF THE AUSTIN CITY CODE OF 1992, AS AMENDED; ESTABLISHING AN EXPIRATION DATE; AND ESTABLISHING AN EFFECTIVE DATE.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** That a special exception from the Austin City Code of 1992, as amended, is granted for development on the Champion property, (the "Property") more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes; provided that the following conditions are met:

(1) The development of the Property must comply with the provisions of the Austin City Code in effect on December 8, 1993 including (the Lake Austin Watershed Ordinance) with the exception that development of the Property shall provide additional water quality control as set forth in (2) below.

(2) For any development of the Property, applicant shall construct properly engineered water-quality controls, including at minimum, water-quality filtration ponds with full sedimentation chambers as described in the City of Austin Environmental Criteria Manual. The ponds shall be sized to capture the first one-half (.50) inch of stormwater plus one-tenth (.10) of an inch for each additional 10% of impervious cover above 20% from the contributing drainage areas of the project which include impervious cover. In the event that any cut and fill variances necessary for the construction of these ponds are not granted the applicant shall not be required to comply with this paragraph (2). Detention of the 2-year storm will not be required.



## CITY OF AUSTIN, TEXAS

(3) Any agreements, restrictions, covenants, or other legal documentation necessary to construct and maintain the water quality controls required by conditions (1) and (2) above shall be reviewed by the City Law Department prior to execution, and shall include a provision requiring written City approval prior to termination or assignment.

(4) Prior to the issuance of a certificate of occupancy or return of fiscal security for development on all or part of the Property, construction of the water-quality controls required by conditions (1) and (2) above shall be completed, as determined by City of Austin inspection, for the portion of the Property for which a Certificate of Occupancy or return of fiscal security is requested.

(5) The set-backs from Loop 360 and RR 2222 required by the Hill Country Roadways Ordinance (No. 860116-J) shall be reduced from 100 feet to 25 feet.

**PART 2.** Tracts 4 and 5 (excluding that portion of Tract 5 not made subject to zoning ordinance No. 930513-R). The exception granted herein shall apply to any "project" as that term is defined in Section 481.142, Texas Government Code, commenced on Tracts 4 and 5 (excluding that portion of Tract 5 not made subject to zoning ordinance No. 930513-R) within ten years by the filing and approval of an application for preliminary subdivision (if applicable) and by the filing and approval of a site plan. In the event that said subdivision and site plan approval are not obtained within the ten year period, all subsequent permits for a "project" shall be governed by the Austin City Code in effect at the time of the filing of the development application.

Tracts 1, 2, 3, and that portion of Tract 5 not made subject to zoning ordinance 930513-R. The exceptions granted herein shall apply to any "project" as that term is defined in Section 481.142, Texas Government Code, commenced on Tracts 1, 2, and 3, and that portion of Tract 5 not made subject to zoning ordinance 930513-R within six years by the filing of an application for preliminary subdivision plan or any other development permit. Provided, however, that any application filed within six years will be subject to expirations contained in the Austin City Code in effect as of December 8, 1993. In the event that said development permit is not filed within the six year period, all subsequent permits for a "project" shall be governed by the Austin City Code in effect at the time of the filing of the development application.

Notwithstanding the foregoing, should the owners elect, applications filed during the first six years from the effective date of this Ordinance may be governed by the provisions of state law and the Austin City Code in effect at the time of the filing of said applications.

**PART 3.** Unless otherwise specifically provided in this Agreement, during the term of Part 2 above, all applications relating to development of the Property will be governed solely by the Lake Austin Watershed Ordinance and other applicable ordinances, rules or other regulations in effect on December 8, 1993 immediately prior to the enactment of City of Austin Ordinance No. 931209-H, (the "Bull Creek Ordinance"). Such development applications shall include, but not be limited to, all applications for subdivisions preliminary plans and final plats, resubdivisions or replats, site plans, site development permits, and zoning and rezoning (only to the extent that zoning and rezoning ordinances affect size, lot dimensions, lot coverage or building size), relating to the Subject Property, and all revisions and amendments thereto (other than applications for building or construction permits for structures intended for human occupancy or habitation, which applications will be governed by the laws, ordinances, rules or regulations adopting solely the

## CITY OF AUSTIN, TEXAS

provisions of uniform building, fire, plumbing or mechanical codes promulgated by a nationally recognized code organization or local amendments to such codes enacted solely to address imminent threats of destruction of property or injury to persons in effect as of the date of the application for the applicable building or construction permit).

During the term of Part 2 above it is expressly agreed that the Property may be subdivided and resubdivided under the requirements of the Lake Austin Watershed Ordinance so that each Tract may be comprised of one or more separate tracts without compliance with any ordinance, rule, regulation or other permitting or approval requirement adopted after December 8, 1993, including specifically, but without limitation, the Comprehensive Watersheds Ordinance (Ordinance No. 860508-V) as the same has been codified and amended, which ordinance was not applicable by exemption to the Property on December 8, 1993, and that further resubdivisions or replatting of the Property during the term of Part 2 will not trigger the necessity of compliance with the Comprehensive Watersheds Ordinance or any other ordinance, regulation or rule in effect after December 8, 1993, except with respect to all applications for building or construction permits for structures intended for human occupancy or habitation, which applications will be governed by the laws, ordinances, rules or regulations adopting solely the provisions of uniform building, fire, plumbing or mechanical codes promulgated by a nationally recognized code organization or local amendments to such codes enacted solely to address imminent threats of destruction of property or injury to persons in effect as of the date of the application for the applicable building or construction permit.

During the term of Part 2 above, the total amount of impervious cover that may be constructed within Tracts 1, 2, and 3, and that portion of Tract 5 not made subject to Zoning Ordinance No. 930513-R will be the maximum impervious cover permitted by the Lake Austin Watershed Ordinance and other ordinances governing such tracts prior to the enactment of the Bull Creek Ordinance, and the amount of impervious cover will not be restricted to an amount less than that permitted by those ordinances.

**PART 4.** That the approval of this special exception does not constitute approval of any development permit nor does it constitute a commitment to any specified land use, intensity of land use, or utility services.

**PART 5.** That the requirements imposed by Sections 13-1-301 and 13-1-302 of the Austin City Code of 1992, as amended, (Land Development Code) regarding notice and hearing requirements and procedures for a Special Exception are hereby waived.

**PART 6.** That the requirement imposed by Sections 2-2-3, 2-2-5 and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the Austin City Council.

CITY OF AUSTIN, TEXAS

**PART 7.** That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the City Charter of the City of Austin.

**PASSED AND APPROVED:**

June 13, 1996.

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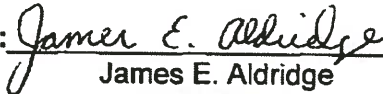
Bruce Todd  
Mayor

**APPROVED:**



Andrew Martin  
City Attorney

**ATTEST:**



James E. Aldridge  
City Clerk

HCN/alc/HACOUNCIL/CHAMPION.ORD



EXHIBIT "A"

To Ordinance No. \_\_\_\_\_

The Tracts made the subject of this ordinance are those tracts having the metes and bounds set forth in the attached survey notes, as follows:

TRACT 1: The property described in the attached as "PARCEL A"

TRACT 2: The property described in the attached as "PARCEL B"

TRACT 3: The property described in the attached as "PARCEL C"

TRACT 4: The property described in the attached as "PARCEL D"

TRACT 5: The property described in the attached as "PARCEL E"

960613-5

Champion Tract  
252.06 Acres  
Travis County, Texas

FN 2663 (JJM)  
June 25, 1985  
EH& Job No. 5371-03  
EH&A Plat No. 14970-5371-2

A FIELD NOTE DESCRIPTION OF 252.06 ACRES OF LAND OUT OF THE JAMES JETT SURVEY NO. 1 AND THE THOMAS JEFFERSON CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS; BEING COMPRISED OF A 153.75 ACRE PARCEL (A), A 20.59 ACRE PARCEL (B), A 49.70 ACRE PARCEL (C), A 9.20 ACRE PARCEL (D), AND AN 18.82 ACRE PARCEL (E); THE SAID 252.06 ACRES BEING THE REMAINDER PORTION OF TWO TRACTS OF LAND, DESCRIBED AS 260 ACRES AND 43.32 ACRES, GRANTED TO C. C. CHAMPION BY A DEED OF PARTITION WITH MRS. JOSIE CHAMPION HILL EXECUTED ON SEPTEMBER 12, 1932 AND RECORDED IN VOLUME 482, PAGE 627 OF THE DEED RECORDS OF THE SAID TRAVIS COUNTY, TEXAS; THE SAID 252.06 ACRES, AS SHOWN ON EH&A PLAT NO. 14970-5371-2, BEING MORE PARTICULARLY DESCRIBED BY THE SAID FIVE (5) SEPARATE PARCELS, AS FOLLOWS:

#### PARCEL A

BEGINNING at an iron pipe found, being the most northerly corner of the said 260 acre tract, also being a point on the southwest line of Lot 33, Block A, of The Jester Estate, Section 1, Phase 1, a subdivision recorded in Plat Book 78, Page 385-389 of the Plat Records of Travis County, same also being the most easterly corner of that certain 3.81 acre tract of land conveyed to Howard L. Burris, Jr., Agent, referred to as Tract Two, by warranty deed recorded in Volume 7948, Page 324 of the said Deed Records of Travis County, said iron pipe also being the most northerly corner of the herein described parcel;

THENCE, with the northeast line of the said 260 acre tract, being the said southwest line of Lot 33, Block A of The Jester Estate, Section 1, Phase 1, S 59° 48' 01" E, a distance of 651.65 feet to an iron rod found in concrete, being the most southerly corner of the said Lot 33, Block A, of The Jester Estate, Section 1, Phase 1, also being the most southerly southwest corner of Lot 6, Block B of Jester Point 2, Section 2, Phase A, a subdivision recorded in Plat Book 84, Page 2A-2B of the said Plat Records of Travis County;

THENCE, leaving the said southwest line of Lot 33, Block A of The Jester Estate, Section 1, Phase 1, continuing with the said northeast line of the 260 acre tract, being the southwest line of the said Lot 6, Block B of Jester Point 2, Section 2, Phase A, S 59° 51' 19" E, a distance of 99.99 feet to an iron rod found, being the most southerly corner of the said Lot 6, Block B of Jester Point 2, Section 2, Phase A, also being the most westerly corner of that certain 18.213 acre tract of land conveyed to Alvin J. Golden, Trustee, by deed of trust recorded in Volume 8286, Page 255 of the said Deed Records of Travis County;

THENCE, leaving the said southwest line of Lot 6, Block B of Jester Point 2, Section 2, Phase A, continuing with the said northeast line of the 260 acre tract, being the southwest line of the said Golden 18.213 acre tract, the following two (2) courses and distances:

1. S 59° 58' 51" E, a distance of 728.97 feet to an iron rod found in a rock mound, and
2. S 60° 13' 14" E, a distance of 1321.87 feet to an iron rod found, being the most southerly southeast corner of the said Golden 18.213 acre tract, same being the intersection of the said



Champion Tract  
252.06 Acres  
Travis County, Texas

FN 2663 (JJM)  
June 25, 1985  
EH& Job No. 5371-03  
EH&A Plat No. 14970-5371-2

THENCE, leaving the said northeast line of the 260 acre tract and leaving the said southwest line of the Golden 18.213 acre tract, with the said west right-of-way line of State Highway Loop 360, over and across the said 260 acre tract, the following twelve (12) courses and distances:

1. S 37° 07' 34" W, a distance of 303.59 feet to a concrete monument found,
2. S 16° 02' 28" W, a distance of 441.39 feet to a concrete monument found, being 290 feet right of the State Highway Loop 360 centerline station 329+85.8,
3. S 05° 06' 38" W, a distance of 314.45 feet to a concrete monument found,
4. S 01° 06' 51" E, a distance of 603.26 feet to a concrete monument found, being 225 feet right of the State Highway Loop 360 centerline station 339+00.0,
5. S 05° 05' 53" W, a distance of 406.78 feet to a concrete monument found,
6. S 17° 38' 07" W, a distance of 370.27 feet to a concrete monument found,
7. S 31° 58' 24" W, a distance of 200.55 feet to a concrete monument found,
8. S 17° 43' 46" W, a distance of 282.13 feet to a concrete monument found,
9. S 55° 14' 05" W, a distance of 136.29 feet to a concrete monument found,
10. N 47° 01' 53" W, a distance of 164.83 feet to a calculated point,
11. N 26° 59' 56" W, a distance of 232.25 feet to a concrete monument found, and
12. S 63° 13' 18" W, a distance of 149.55 feet to a concrete monument found, being the intersection of the said west right-of-way line of State Highway Loop 360 and the curving north right-of-way line of RM Highway 2222;

THENCE, leaving the said west right-of-way line of State Highway Loop 360, continuing over and across the said 260 acre tract, with the said north right-of-way line of RM Highway 2222, the following nine (9) courses and distances:

1. with a curve to the left having a radius of 1190.85 feet, a central angle of 29° 30' 28" and an arc length of 613.30 feet, along the chord bearing N 41° 29' 46" W, a chord distance of 606.54 feet to a calculated point at a point of tangency,

Champion Tract  
252.06 Acres  
Travis County, Texas

FN 2663 (JJM)  
June 25, 1985  
EH& Job No. 5371-03  
EH&A Plat No. 14970-5371-2

3. with a curve to the right having a radius of 666.20 feet, a central angle of  $35^{\circ} 34' 00''$  and an arc length of 413.55 feet, along the chord bearing  $N 38^{\circ} 28' 00'' W$ , a chord distance of 406.94 feet to a calculated point at a point of tangency,
4.  $N 20^{\circ} 41' 00'' W$ , a distance of 52.74 feet to a calculated point at a point of curvature,
5. with a curve to the right having a radius of 1379.29 feet, a central angle of  $16^{\circ} 43' 45''$  and an arc length of 402.72 feet, along the chord bearing  $N 12^{\circ} 19' 07'' W$ , a chord distance of 401.29 feet to an iron rod found in concrete at a point of tangency, being 50 feet left of the RM Highway 2222 centerline station 252+90.0,
6.  $N 03^{\circ} 57' 15'' W$ , a distance of 302.32 feet to an iron rod found in concrete at a point of curvature,
7. with a curve to the left having a radius of 622.93 feet, a central angle of  $69^{\circ} 27' 44''$  and an arc length of 755.21 feet, along the chord bearing  $N 38^{\circ} 41' 08'' W$ , a chord distance of 709.80 feet to a calculated point at a point of tangency,
8.  $N 73^{\circ} 25' 00'' W$ , a distance of 347.37 feet to an iron rod found in concrete at a point of curvature, being 50 feet left of the RM Highway 2222 centerline station 239+52.4, and
9. with a curve to the right having a radius of 665.04 feet, a central angle of  $11^{\circ} 58' 09''$  and an arc length of 138.93 feet, along the chord bearing  $N 67^{\circ} 25' 55'' W$ , a chord distance of 138.68 feet to a calculated point, being the intersection of the said north right-of-way line of RM Highway 2222 and the southeast line of that certain 1 acre tract of land conveyed to D. W. Williams by warranty deed recorded in Volume 2507, Page 17 of the said Deed Records of Travis County;

THENCE, leaving the said north right-of-way line of RM Highway 2222, continuing over and across the said 260 acre tract, with the east and north lines of the said Williams 1 acre tract, the following three (3) courses and distances:

1.  $N 29^{\circ} 48' 54'' E$ , a distance of 194.70 feet to a calculated point, being the most easterly corner of said Williams 1 acre tract,
2.  $N 58^{\circ} 11' 06'' W$ , a distance of 208.70 feet to a calculated point, being the most northerly corner of said Williams 1 acre tract, and
3.  $S 29^{\circ} 48' 54'' W$ , a distance of 198.07 feet to a calculated point, being the intersection of the northwest line of the said Williams 1 acre tract and the said north right-of-way line of RM Highway 2222;

THENCE, leaving the said northwest line of the Williams 1 acre tract, with the said

Champion Tract  
252.06 Acres  
Travis County, Texas

FN 2663 (JJM)  
June 25, 1985  
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EH&A Plat No. 14970-5371-2

THENCE, leaving the said north right-of-way line of RM Highway 2222, continuing over and across the said 260 acre tract, with the east line of the said Taylor 1 acre tract, the following two (2) courses and distances:

1. N 29° 48' 54" E, a distance of 198.20 feet to a calculated point, being the most easterly corner of the said Taylor 1 acre tract, and
2. N 58° 11' 06" W, a distance of 208.70 feet to a calculated point, being the most northerly corner of the said Taylor 1 acre tract, same being a point on the northwest line of the said 260 acre tract, same also being a point on the southeast line of that certain 2.641 acre tract of land conveyed to Jim B. Beard and wife by deed recorded in Volume 6448, Page 64 of the said Deed Records of Travis County, and from the said calculated point an iron rod found, being the most westerly corner of the said Taylor 1 acre tract, same being the most southerly corner of the said Beard 2.641 acre tract, bears S 29° 48' 54" W, a distance of 200.18 feet;

THENCE, leaving the said east line of the Taylor 1 acre tract, with said northwest line of the 260 acre tract, being the said southeast line of the Beard 2.641 acre tract, N 29° 48' 54" E, a distance of 918.44 feet to an iron rod found, being the most easterly northeast corner of the said Beard 2.641 acre tract, same being the most southerly corner of the said Burris 3.81 acre tract;

THENCE, leaving the said southeast line of the Beard 2.641 acre tract, continuing with the said northwest line of the 260 acre tract, being the southeast line of the said Burris 3.81 acre tract, the following two (2) courses and distances:

1. N 29° 47' 28" E, a distance of 596.25 feet to an iron rod found, and
2. N 33° 52' 19" E, a distance of 7.60 feet to the POINT OF BEGINNING, containing 153.75 acres of land.

#### PARCEL B

BEGINNING at a 3/8-inch iron rod found in a rock mound, being a point on the northwest line of the said 260 acre tract, same being a point on the southeast line of that certain 12.51 acre tract of land conveyed to Henry R. Schotz and wife by deed recorded in Volume 2681, Page 136 of the said Deed Records of Travis County, same also being the most northerly corner of that certain 1.92 acre tract of land conveyed to Grover C. Phinney and wife by deed recorded in Volume 700, Page 57 of the said Deed Records of Travis County, said iron rod found being the most westerly corner of the herein described parcel, from which a 7/8-inch iron pipe found in a rock mound, being the most westerly corner of the said 260 acre tract, same being the most southerly corner of the said Schotz 12.51 acre tract, same also being the most westerly corner of the said Phinney 1.92 acre tract, bears S 29° 26' 47" W, a distance of 207.59 feet;

THENCE, with said northwest line of the 260 acre tract, being the said southeast

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THENCE, leaving the said northwest line of the 260 acre tract, continuing with the said southeast line of the Schotz 12.51 acre tract, over and across the said 260 acre tract, S 58° 34' 40" E, a distance of 105.53 feet to a calculated point, being the most southerly northeast corner of the said Schotz 12.51 acre tract;

THENCE, with the east line of the said Schotz 12.51 acre tract, N 30° 25' 20" E, passing at a distance of 59.00 feet a 1 1/4-inch iron pipe found, a total distance of 456.51 feet to a calculated point, being the intersection of the said east line of the Schotz 12.51 acre tract and the south right-of-way line of RM Highway 2222;

THENCE, leaving the said east line of the Schotz 12.51 acre tract, continuing over and across the said 260 acre tract, with the said south right-of-way line of RM Highway 2222, the following four (4) courses and distances:

1. S 58° 56' 06" E, a distance of 280.28 feet to an iron rod found in concrete at a point of curvature, being 50 feet right of the RM Highway 2222 centerline station 237+71.6,
2. with a curve to the left having a radius of 765.04 feet, a central angle of 14° 28' 54" and an arc length of 193.36 feet, along the chord bearing S 66° 10' 33" E, a chord distance of 192.85 feet to an iron rod found in concrete at a point of tangency, being 50 feet right of the RM Highway 2222 centerline station 239+52.4,
3. S 73° 25' 00" E, a distance of 347.37 feet to a calculated point at a point of curvature, and
4. with a curve to the right having a radius of 522.93 feet, a central angle of 05° 56' 17" and an arc length of 54.20 feet, along the chord bearing S 70° 26' 51" E, a chord distance of 54.17 feet to a calculated point, being the intersection of the said south right-of-way line of RM Highway 2222 and the west line of that certain 2 acre tract of land conveyed from C. C. Champion to Roy W. Cowan by deed recorded in Volume 556, Page 439 of the said Deed Records of Travis County, same being the west line of that certain tract of land conveyed from the said Roy W. Cowan to Thomas R. Williams by deed recorded in Volume 936, Page 279 of the said Deed Records of Travis County;

THENCE, leaving the said south right-of-way line of RM Highway 2222, continuing over and across the said 260 acre tract, with the said west line of the Cowan 2 acre tract, being the stone ledge at the brow of a cliff, same being, consecutively, the said west line of the Williams tract, the west line of the remainder portion of the said Cowan 2 acre tract, and the west line of that certain 0.27 acre tract of land conveyed to George Randall Baird by deed recorded in Volume 5959, Page 1987 of the said Deed Records of Travis County, the following five (5) courses and distances:

1. S 53° 58' 33" W, a distance of 35.84 feet to an angle point in the said stone ledge,



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5. S 35° 09' 03" W, a distance of 101.18 feet to a 3/8-inch iron rod found, being the most westerly corner of the said Baird 0.27 acre tract;

THENCE, leaving the said stone ledge, with the southwest line of the said Cowan 2 acre tract, being the southwest line of the said Baird 0.27 acre tract, S 33° 31' 40" E, a distance of 85.48 feet to a calculated point, being the intersection of the said southwest line of the Cowan 2 acre tract, same being the said southwest line of the Baird 0.27 acre tract, and a calculated line for the southeast line of the herein described parcel, being a 30-foot perpendicular offset from, and parallel and concentric with, the approximate centerline of the existing pavement of a county road known as City Park Road, and from the said calculated point, a 3/8-inch iron rod found, being the southwest corner of the said Baird 0.27 acre tract, bears S 33° 31' 40" E, a distance of 10.91 feet;

THENCE, leaving the said southwest line of the Cowan 2 acre tract and southwest line of the Baird 0.27 acre tract, continuing over and across the said 260 acre tract, with the said calculated line for the southeast line hereof, the following seven (7) courses and distances:

1. S 73° 57' 57" W, a distance of 151.64 feet to a calculated point at a point of curvature,
2. with a curve to the right having a radius of 950.00 feet, a central angle of 07° 19' 48" and an arc length of 121.54 feet, along the chord bearing S 77° 37' 51" W, a chord distance of 121.45 feet to a calculated point at a point of tangency,
3. S 81° 17' 44" W, a distance of 93.74 feet to a calculated point at a point of curvature,
4. with a curve to the left having a radius of 582.77 feet, a central angle of 20° 44' 03" and an arc length of 210.89 feet, along the chord bearing S 70° 55' 43" W, a chord distance of 209.74 feet to a calculated point at a point of compound curvature,
5. with a curve to the left having a radius of 1604.11 feet, a central angle of 09° 12' 00" and an arc length of 257.57 feet, along the chord bearing S 55° 57' 43" W, a chord distance of 257.29 feet to a calculated point at a point of compound curvature,
6. with a curve to the left having a radius of 1286.75 feet, a central angle of 12° 50' 14" and an arc length of 288.30 feet, along the chord bearing S 44° 56' 36" W, a chord distance of 287.69 feet to a calculated point at a point of tangency, and
7. S 38° 31' 29" W, a distance of 106.35 feet to a calculated point, being the intersection of the said calculated line for the southeast line hereof and the northeast line of the said Phinney 1.92 acre tract, from which a 3/8-inch iron rod found, being the most easterly corner of the said Phinney 1.92 acre tract, bears S 61° 10' 58" E, a distance of 0.36 feet;

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### PARCEL C

BEGINNING at a nail set in a fence post, being a point on the southwest line of the said 260 acre tract, same being an angle point on the west right-of-way line of State Highway Loop 360, same also being the most northerly northeast corner of the remainder portion of Lot 2 of Shepherd Mountain, Phase One, a subdivision recorded in Plat Book 83, Page 200A-200B of the Plat Records of Travis County, said nail in a fence post also being the most southerly southeast corner of the herein described parcel, from which a concrete monument found, being an angle point on the said west right-of-way line of State Highway Loop 360, also being 461.43 feet right of the State Highway Loop 360 centerline station 359+67.82, bears S 30° 16' 45" E, a distance of 329.77 feet;

THENCE, with the said southwest line of the 260 acre tract, being, consecutively, the northeast line of the said remainder portion of Lot 2 of Shepherd Mountain, Phase One, the northeast line of that certain 19.947 acre tract of land out of the said Shepherd Mountain, Phase One conveyed to Shepherd Mountain Venture by warranty deed recorded in Volume 8394, Page 75 of the said Deed Records of Travis County, the northeast line of that certain 40.38 acre tract of land conveyed to the said Shepherd Mountain Venture by warranty deed recorded in Volume 8394, Page 72 of the said Deed Records of Travis County, and the northeast line of that certain 33.88 acre tract of land conveyed to the said Shepherd Mountain Venture by warranty deed recorded in Volume 8394, Page 227 of the said Deed Records of Travis County, N 60° 48' 45" W, a distance of 2858.70 feet to a 3/8-inch iron rod found, being the most northerly northeast corner of the said Shepherd Mountain Venture 33.88 acre tract;

THENCE, leaving the said northeast line of Shepherd Mountain Venture 33.88 acre tract, continuing with said southwest line of the 260 acre tract, N 60° 38' 58" W, a distance of 5.61 feet to a calculated point, being the intersection of the said southwest line of the 260 acre tract and a calculated line for the northwest line of the herein described parcel, being a 30-foot perpendicular offset from, and parallel and concentric with, the approximate centerline of the existing pavement of a county road known as City Park Road, and from the said calculated point a 7/8-inch iron pipe found in a rock mound, being the most westerly corner of the said 260 acre tract, bears N 60° 38' 58" W, a distance of 64.36 feet and N 60° 45' 39" W, a distance of 392.21 feet;

THENCE, leaving the said southwest line of the 260 acre tract, with the said calculated line for the northwest line hereof, over and across the said 260 acre tract, the following eleven (11) courses and distances:

1. with a curve to the left having a radius of 410.00 feet, a central angle of 02° 33' 00" and an arc length of 18.25 feet, along the chord bearing N 39° 47' 59" E, a chord distance of 18.25 feet to a calculated point at a point of tangency,
2. N 38° 31' 29" E, a distance of 292.05 feet to a calculated point at a point of curvature,
3. with a curve to the right having a radius of 1226.75 feet, a central angle of 12° 50' 14" and an arc length of 274.85 feet.

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4. with a curve to the right having a radius of 1544.11 feet, a central angle of  $09^{\circ} 12' 00''$  and an arc length of 247.94 feet, along the chord bearing  $N 55^{\circ} 57' 43'' E$ , a chord distance of 247.67 feet to a calculated point at a point of compound curvature,
5. with a curve to the right having a radius of 522.77 feet, a central angle of  $20^{\circ} 44' 03''$  and an arc length of 189.18 feet, along the chord bearing  $N 70^{\circ} 55' 43'' E$ , a chord distance of 188.15 feet to a calculated point at a point of tangency,
6.  $N 81^{\circ} 17' 44'' E$ , a distance of 93.74 feet to a calculated point at a point of curvature,
7. with a curve to the left having a radius of 1010.00 feet, a central angle of  $07^{\circ} 19' 48''$  and an arc length of 129.21 feet, along the chord bearing  $N 77^{\circ} 37' 51'' E$ , a chord distance of 129.12 feet to a calculated point at a point of tangency,
8.  $N 73^{\circ} 57' 57'' E$ , a distance of 156.63 feet to a calculated point at a point of curvature,
9. with a curve to the right having a radius of 688.40 feet, a central angle of  $16^{\circ} 44' 01''$  and an arc length of 201.05 feet, along the chord bearing  $N 82^{\circ} 19' 57'' E$ , a chord distance of 200.34 feet to a calculated point at a point of reverse curvature,
10. with a curve to the left having a radius of 4944.96 feet, a central angle of  $02^{\circ} 20' 35''$  and an arc length of 202.22 feet, along the chord bearing  $N 89^{\circ} 31' 40'' E$ , a chord distance of 202.21 feet to a calculated point at a point of tangency, and
11.  $N 88^{\circ} 21' 23'' E$ , a distance of 19.31 feet to a calculated point, being the intersection of the said calculated line for the northwest line hereof, and the curving southwest right-of-way line of RM Highway 2222;

THENCE, leaving the said calculated line for the northwest line hereof, continuing over and across the said 260 acre tract, with the said southwest right-of-way line of RM Highway 2222, being the northeast line of the herein described parcel, the following seven (7) courses and distances:

1. with a curve to the right having a radius of 522.93 feet, a central angle of  $05^{\circ} 41' 51''$  and an arc length of 52.00 feet, along the chord bearing  $S 06^{\circ} 48' 11'' E$ , a chord distance of 51.98 feet to an iron rod found in concrete at a point of tangency,
2.  $S 03^{\circ} 57' 15'' E$ , a distance of 302.32 feet to an iron rod found in concrete at a point of curvature, being 50 feet right of the RM



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5. with a curve to the left having a radius of 766.20 feet, a central angle of  $35^{\circ} 34' 00''$  and an arc length of 475.62 feet, along the chord bearing  $S 38^{\circ} 28' 00'' E$ , a chord distance of 468.02 feet to a calculated point at a point of tangency,
6.  $S 56^{\circ} 15' 00'' E$ , a distance of 121.14 feet to an iron rod found in concrete at a point of curvature, being 50 feet right of the RM Highway 2222 centerline station 263+26.2, and
7. with a curve to the right having a radius of 1090.85 feet, a central angle of  $15^{\circ} 54' 41''$  and an arc length of 302.93 feet, along the chord bearing  $S 48^{\circ} 17' 40'' E$ , a chord distance of 301.96 feet to a calculated point, being the intersection of the said curving southwest right-of-way line of RM Highway 2222 and the northwest line of that certain 0.956 acre tract of land conveyed to Jones-Reynolds Joint Venture by warranty deed recorded in Volume 7764, Page 826 of the said Deed Records of Travis County;

THENCE, leaving the said southwest right-of-way line of RM Highway 2222, continuing over and across said 260 acre tract, with, consecutively, the northwest, the southwest and the southeast lines of the said Jones-Reynolds Joint Venture 0.956 acre tract, the following three (3) courses and distances:

1.  $S 55^{\circ} 13' 16'' W$ , passing at a distance of 71.52 feet a 3/8-inch iron rod found, a total distance of 195.86 feet to a 3/8-inch iron rod found,
2.  $S 34^{\circ} 46' 44'' E$ , a distance of 208.78 feet to a 3/8-inch iron rod found, and
3.  $N 55^{\circ} 13' 16'' E$ , a distance of 196.11 feet to a calculated point, being the intersection of the said southeast line of the Jones-Reynolds Joint Venture 0.956 acre tract and the said curving southwest right-of-way line of RM Highway 2222;

THENCE, leaving the said southeast line of the Jones-Reynolds Joint Venture 0.956 acre tract, continuing over and across the said 260 acre tract, with the said southwest right-of-way line of RM Highway 2222, with a curve to the right having a radius of 1090.85 feet, a central angle of  $02^{\circ} 37' 41''$  and an arc length of 50.04 feet, along the chord bearing  $S 28^{\circ} 02' 32'' E$ , a chord distance of 50.03 feet to a concrete monument found, being the intersection of the said curving southwest right-of-way line of RM Highway 2222 and the said west right-of-way line of State Highway Loop 360;

THENCE, leaving the said southwest right-of-way line of RM Highway 2222, continuing over and across the said 260 acre tract, with the said west right-of-way line of State Highway Loop 360,  $S 05^{\circ} 12' 45'' E$ , a distance of 476.44 feet to the POINT OF BEGINNING, containing 49.70 acres of land.



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THENCE, with the said southwest right-of-way line of RM Highway 2222, over and across the said 43.32 acre tract, S 72° 53' 58" E, a distance of 105.98 feet to a calculated point, being the intersection of the said southwest right-of-way line of RM Highway 2222 and the southwest line of the said 43.32 acre tract, same being the northwest corner of the remainder portion of that certain 65.56 acre tract of land granted to the said Josie Champion Hill by the said deed of partition recorded in Volume 482, Page 627 of the said Deed Records of Travis County;

THENCE, leaving the said southwest right-of-way line of RM Highway 2222, with the said southwest line of the 43.32 acre tract, being the west line of the said remainder portion of the Hill 65.56 acre tract, also being approximately with an old fence line along the top of the west bank of Bull Creek, the following three (3) courses and distances:

1. S 19° 50' 00" E, passing at a distance of 1.81 feet a 3/8-inch iron rod found, a total distance of 319.98 feet to a calculated point,
2. S 03° 50' 00" E, a distance of 102.82 feet to a fence post found, being an angle point in the said old fence line, and
3. S 14° 20' 00" E, a distance of 182.79 feet to a calculated point, being the most southeasterly point on the said southwest line of the 43.32 acre tract, same being the southwest corner of the said remainder portion of the Hill 65.56 acre tract, same also being a point on the north line of Lot 52 of The Courtyard Phase 3-D, a subdivision recorded in Plat Book 82, Pages 90-91 of the Plat Records of Travis County, and from the said calculated point a 3/8-inch iron rod found, being a point on the south line of the said remainder portion of the Hill 65.56 acre tract, same being an angle point on the said north line of Lot 52 of The Courtyard Phase 3-D, bears S 86° 56' 19" E, a distance of 6.55 feet;

THENCE, leaving the said west line of the remainder portion of the Hill 65.56 acre tract, continuing with the said southwest line of the 43.32 acre tract, being the said north line of Lot 52 of The Courtyard Phase 3-D, the following eleven (11) courses and distances:

1. N 86° 56' 19" W, a distance of 98.13 feet to a calculated point,
2. N 83° 58' 18" W, a distance of 83.75 feet to a 3/8-inch iron rod found,
3. N 85° 33' 31" W, a distance of 94.02 feet to a 3/8-inch iron rod found,
4. N 81° 03' 32" W, a distance of 86.45 feet to a 3/8-inch iron rod found,
5. N 83° 58' 53" W, a distance of 174.73 feet to a 3/8-inch iron rod found,
6. N 83° 06' 35" W, a distance of 78.21 feet to a 3/8-inch iron rod

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7. N 73° 17' 32" W, a distance of 30.48 feet to a 3/8-inch iron rod found,
8. N 68° 38' 43" W, a distance of 68.97 feet to a 3/8-inch iron rod found,
9. N 60° 27' 31" W, a distance of 55.52 feet to a 3/8-inch iron rod found,
10. N 55° 41' 26" W, a distance of 70.14 feet to a 3/8-inch iron rod found, and
11. N 49° 39' 52" W, a distance of 125.09 feet to a calculated point, being the most northerly northwest corner of said Lot 52 of The Courtyard Phase 3-D, same being the intersection of the said southwest line of the 43.32 acre tract and the said east right-of-way line of State Highway Loop 360, and from the said calculated point a concrete monument found, being an angle point in the said east right-of-way line of State Highway Loop 360, bears S 25° 34' 08" W, a distance of 462.07 feet;

THENCE, leaving the said north line of Lot 52 of The Courtyard Phase 3-D and leaving the said southwest line of the 43.32 acre tract, with the said east right-of-way line of State Highway Loop 360, over and across the said 43.32 acre tract, the following three (3) courses and distances:

1. N 25° 34' 08" E, a distance of 289.82 feet to a concrete monument found, being 307.46 feet left of the State Highway Loop 360 centerline station 356+86.42,
2. N 72° 57' 37" E, a distance of 331.35 feet to a concrete monument found, and
3. N 87° 25' 43" E, a distance of 203.16 feet to the POINT OF BEGINNING, containing 9.20 acres of land.

#### PARCEL E

BEGINNING at an iron rod found, being the intersection of the northeast line of the said 260 acre tract and the east right-of-way line of State Highway Loop 360, same being the most westerly corner of that certain 7.3795 acre tract of land conveyed to C. A. Davis, Trustee, by warranty deed recorded in Volume 7027, Page 2091 of the said Deed Records of Travis County, same also being the most northerly corner of the herein described parcel;

THENCE, with the said northeast line of the 260 acre tract, being the southwest line of the said Davis 7.3795 acre tract, the following four (4) courses and distances:

1. S 60° 06' 22" E, a distance of 42.94 feet to an iron rod found,
2. S 60° 31' 20" E, a distance of 144.05 feet to a 3/8-inch iron rod found,

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4. S 62° 34' 14" E, a distance of 79.87 feet to a 3/8-inch iron rod found, being the most northerly corner of that certain 0.998 acre tract of land conveyed to Josie Ellen Champion by deed recorded in Volume 4189, Page 77 of the said Deed Records of Travis County;

THENCE, leaving the said southwest line of the Davis 7.3795 acre tract and leaving the said northeast line of the 260 acre tract, with the west line of the said Champion 0.998 acre tract, over and across the said 260 acre tract, the following two (2) courses and distances:

1. S 30° 20' 12" W, passing at a distance of 50.15 feet a 3/8-inch iron rod found, a total distance of 186.62 feet to a 3/8-inch iron rod found, and
2. S 04° 59' 51" E, a distance of 96.97 feet to a 1/4-inch iron rod found, being the southwest corner of the said Champion 0.998 acre tract, same being a point on the east line of the said 260 acre tract, same also being a point on the northwest line of that certain 3.35 acre tract of land conveyed to Joe T. Robertson, Jr., Daniel B. Robertson, and Thomas H. Robertson by deed recorded in Volume 5536, Page 303 of the said Deed Records of Travis County, the said iron rod also being on the approximate centerline of Bull Creek, from which an iron rod found, being an angle point on the south line of the said Champion 0.998 acre tract, also being an angle point on the said northwest line of the Robertson 3.35 acre tract, bears N 76° 41' 32" E, a distance of 102.46 feet;

THENCE, leaving the said west line of the Champion 0.998 acre tract, with the said east line of the 260 acre tract, being the said northwest line of the Robertson 3.35 acre tract, same being with the meanders of the approximate centerline of Bull Creek, the following seven (7) courses and distances:

1. S 76° 41' 32" W, a distance of 73.63 feet to a calculated point,
2. S 86° 55' 00" W, a distance of 103.20 feet to a calculated point,
3. S 47° 50' 00" W, a distance of 70.29 feet to a calculated point,
4. S 25° 05' 00" W, a distance of 322.30 feet to a calculated point,
5. S 36° 20' 00" W, a distance of 235.03 feet to a calculated point,
6. S 00° 10' 00" E, a distance of 241.83 feet to a calculated point, and
7. S 09° 52' 00" E, a distance of 5.80 feet to a calculated point, being the southwest corner of the said Robertson 3.35 acre tract, same being the northwest corner of Lot 75 of Lakewood Village, a subdivision recorded in Plat Book 8, Page 24 of the Plat Records of Travis County, and from the said calculated point a 3/8-inch iron rod found, being the northwest corner of Lot 20, Block B of the said Lakewood Village, same being the

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THENCE, leaving the said northwest line of the Robertson 3.35 acre tract, continuing with the said east line of the 260 acre tract, being the west line of the said Lot 75 of Lakewood Village, same being with the said meanders of the approximate centerline of Bull Creek, the following two (2) courses and distances:

1. S 09° 52' 00" E, a distance of 572.31 feet to a calculated point, and
2. S 16° 27' 00" E, a distance of 412.47 feet to a calculated point, being the most easterly southeast corner of the said 260 acre tract;

THENCE, leaving the said west line of Lot 75 of Lakewood Village and leaving the said approximate centerline of Bull Creek, continuing with the said east line of the 260 acre tract, S 43° 57' 06" W, a distance of 566.26 feet to a calculated point, being the intersection of the said east line of the 260 acre tract and the north line of the said 43.32 acre tract, from which an old fence corner found, being the northeast corner of the said 43.32 acre tract, same being the southeast corner of the said Lakewood Village, same also being the northeast corner of Parkhill, a subdivision recorded in Plat Book 81, Pages 307-308 of the said Plat Records of Travis County, bears N 89° 51' 41" E, a distance of 1537.65 feet;

THENCE, leaving the said east line of the 260 acre tract, with the said north line of the 43.32 acre tract, N 89° 51' 41" E, a distance of 509.63 feet to a calculated point, being the intersection of the said north line of the 43.32 acre tract and the said west line of Lot 75 of Lakewood Village, same being on the approximate centerline of Bull Creek;

THENCE, leaving the said north line of the 43.32 acre tract, with the said west line of Lot 75 of Lakewood Village, being with the meanders of the approximate centerline of Bull Creek, over and across the said 43.32 acre tract, S 14° 30' 31" E, a distance of 12.87 feet to a calculated point, being the southwest corner of the said Lot 75 of Lakewood Village;

THENCE, leaving the said west line of Lot 75 of Lakewood Village and leaving the said approximate centerline of Bull Creek, with the said south line of Lot 75 of Lakewood Village, continuing over and across the said 43.32 acre tract, N 84° 47' 00" E, a distance of 54.85 feet to a calculated point, being the southeast corner of said Lot 75 of Lakewood Village, same being a point on the west right-of-way line of the said Lakewood Drive, from which a 3/8-inch iron rod found, being a point of tangency on the east right-of-way line of the said Lakewood Drive, same being a point of tangency on the west line of Lot 4, Block A of the said Lakewood Village, bears N 14° 48' 58" W, a distance of 354.98 feet and N 75° 11' 02" W, a distance of 60.00 feet;

THENCE, leaving said south line of Lot 75 of Lakewood Village, continuing over and across the said 43.32 acre tract, with the said west right-of-way line of Lakewood Drive, the following three (3) courses and distances:

1. S 14° 48' 58" E, a distance of 20.19 feet to a calculated point at a point of curvature,
2. with a curve to the right having a radius of 603.82 feet, a central angle of 000° 50' 52" and an arc length of 105.36 feet



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3. S 04° 49' 06" E, a distance of 345.92 feet to a calculated point, being the intersection of the said west right-of-way line of Lakewood Drive and the north right-of-way line of RM Highway 2222, from which an iron rod found in concrete, being the intersection of the said east right-of-way line of Lakewood Drive and the said north right-of-way line of RM Highway 2222, same being the southwest corner of Lot 6, Block A of the said Parkhill, bears S 72° 53' 58" E, a distance of 64.68 feet;

THENCE, leaving the said west right-of-way line of Lakewood Drive, continuing over and across the said 43.32 acre tract, with the said north right-of-way line of RM Highway 2222, N 72° 53' 58" W, a distance of 269.32 feet to a concrete monument found, being the intersection of the said north right-of-way line of RM Highway 2222 and the said east right-of-way line of State Highway Loop 360,

THENCE, leaving the said north right-of-way line of RM Highway 2222, over and across, consecutively, the said 43.32 acre tract and the said 260 acre tract, with the said east right-of-way line of State Highway Loop 360, the following seven (7) courses and distances:

1. N 59° 26' 47" W, a distance of 427.04 feet to a concrete monument found,
2. N 24° 18' 12" W, a distance of 89.75 feet to a concrete monument found,
3. N 15° 08' 18" E, a distance of 462.64 feet to a concrete monument found,
4. N 01° 28' 16" E, a distance of 885.09 feet to a concrete monument found, being 190 feet left of the State Highway Loop 360 centerline station 339+00,
5. N 06° 15' 33" W, a distance of 203.87 feet to a concrete monument found,
6. N 05° 04' 31" E, a distance of 713.98 feet to a concrete monument found at a point of curvature, being 150 feet left of the State Highway Loop 360 centerline station 329+85.8, and

Champion Tract  
252.06 Acres  
Travis County, Texas

FN 2663 (JJM)  
June 25, 1985  
EH& Job No. 5371-03  
EH&A Plat No. 14970-5371-2

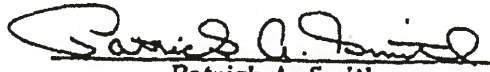
7. with a curve to the right having a radius of 1759.27 feet, a central angle of  $18^{\circ}32'54''$  and an arc length of 569.52 feet, along the chord bearing  $N 14^{\circ}20'58'' E$ , a chord distance of 567.04 feet to the POINT OF BEGINNING, containing 18.82 acres of land.

THE STATE OF TEXAS I  
COUNTY OF TRAVIS I KNOW ALL MEN BY THESE PRESENTS:

That I, Patrick A. Smith, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the  
27<sup>TH</sup> day of JUNE, 1985, A.D.

ESPEY, HUSTON & ASSOCIATES, INC.  
Engineering & Environmental Consultants  
P.O. Box 519  
Austin, Texas 78767

  
Patrick A. Smith  
Registered Public Surveyor  
No. 4280 - State of Texas



PO#: 960613J

Ad ID#: 72QZ01400

Acct #: 4992499

**Austin American-Statesman**

Acct. Name: City Clerk

**AFFIDAVIT OF PUBLICATION**

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

David DeVargas

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

Date (s): July 3, 1996

Class: 9980 Lines: 46 Cost: \$113.16

and that the attached is a true copy of said advertisement.

*[Signature]*

SWORN AND SUBSCRIBED TO BEFORE ME, this the 3rd day of July 1996.



*[Signature]*  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

Sharon Janak  
(Type or Print Name of Notary)

My Commission Expires: 11/10/99

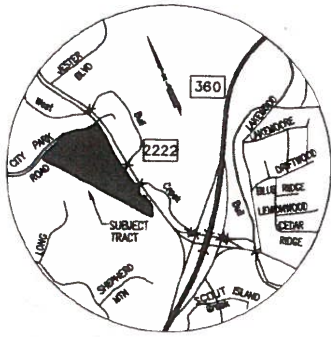
ORDINANCE NO. 960613J  
AN ORDINANCE GRANTING A SPECIAL EXCEPTION FOR DEVELOPMENT OF FIVE (5) TRACTS OF LAND, TRACT 1, BEING 153.75 ACRES, MORE OR LESS, OUT OF JAMES JETT SURVEY NO. 1, BEING MORE PARTICULARLY DESCRIBED IN CITY APPLICATION NO. C-81-87-022; TRACT 2, BEING A 20.69 ACRES, MORE OR LESS, OUT OF JAMES JETT SURVEY NO. 1, MORE PARTICULARLY DESCRIBED IN CITY APPLICATION NO. C-81-87-022; TRACT 3, BEING 49.70 ACRES, MORE OR LESS, OUT OF JAMES JETT SURVEY NO. 1, MORE PARTICULARLY DESCRIBED IN CITY APPLICATION NO. C-81-87-022; TRACT 4, BEING 9 ACRES, MORE OR LESS, OUT OF T.J. CHAMBERS SURVEY, MORE PARTICULARLY DESCRIBED IN CITY APPLICATION NO. C-81-87-022; AND TRACT 5, BEING 26 ACRES, MORE OR LESS, OUT OF THE JAMES JETT SURVEY NO. 1 AND THOMAS JEFFERSON CHAMBERS GRANT, MORE PARTICULARLY DESCRIBED IN CITY APPLICATION NO. C-81-87-022; GRANTING A SPECIAL EXCEPTION UNDER DIVISION V OF ARTICLE V OF CHAPTER 13.1, ARTICLE V OF CHAPTER 13.2 OF THE AUSTIN CITY CODE OF 1992, AS AMENDED, IMPOSING WATER QUALITY PROTECTIONS ON DEVELOPMENT OF THE PROPERTY, WAIVING THE REQUIREMENTS OF SECTIONS 2-2.3, 2-2.6, 2-2.7, 13-1.301 AND 13-1.302 OF THE AUSTIN CITY CODE OF 1992, AS AMENDED, ESTABLISHING AN EXPIRATION DATE, AND ESTABLISHING AN EFFECTIVE DATE.  
- MAYOR BRUCE TODD  
AUSTIN, TEXAS

5-12-03

Doc # 200300122

# CHAMPION CITY PARK EAST SUBDIVISION

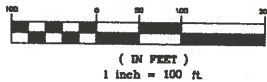
C14-2015-0160 - EXHIBIT H.1



SCALE 1" = 100'

MARCH 12, 2003

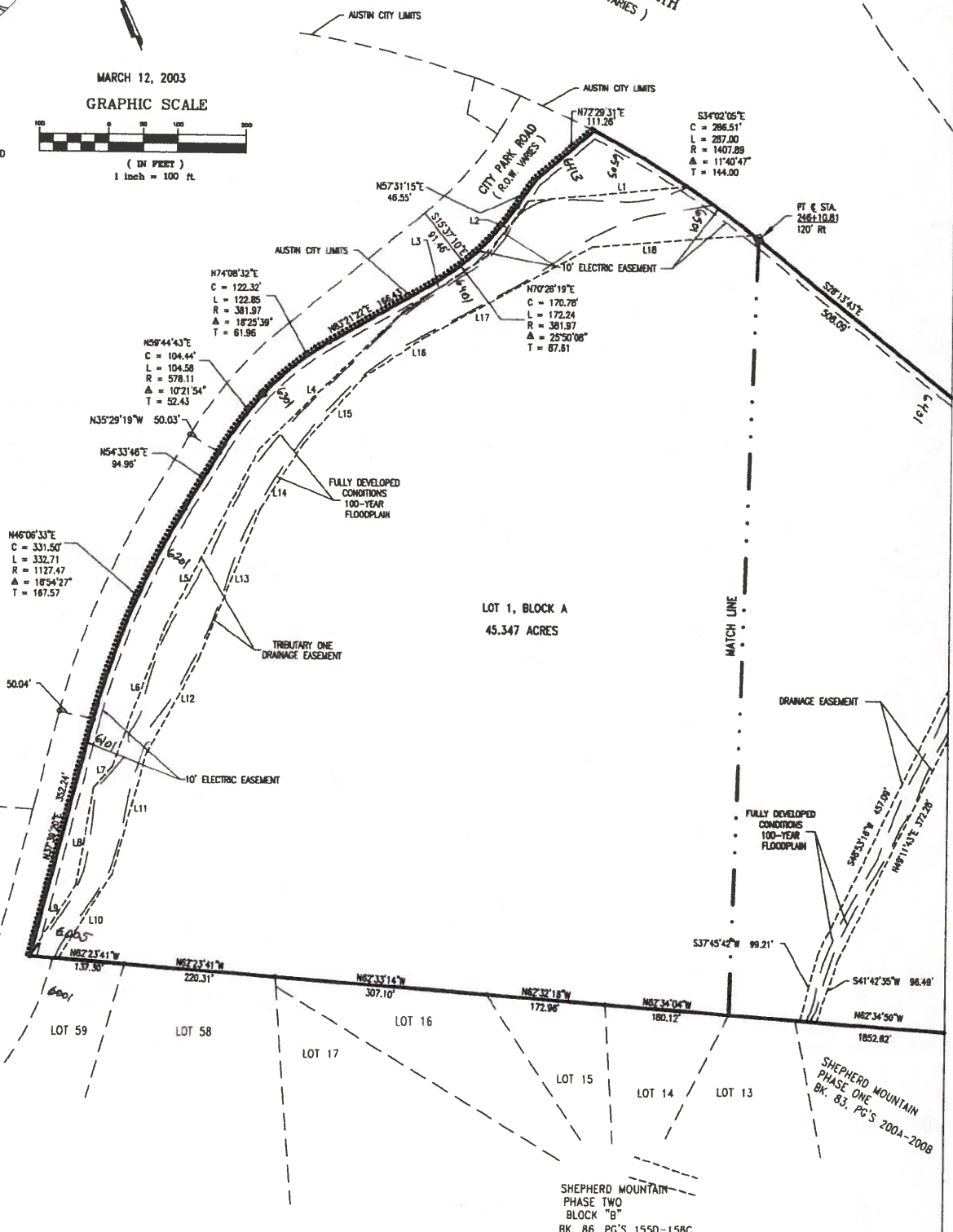
GRAPHIC SCALE



- LEGEND**
- 1/2" IRON PIPE FOUND
  - 1/2" IRON PIN FOUND
  - 1/2" CAPPED IRON PIN SET
  - CITY BOLT FOUND
  - BRASS-TOPPED CONCRETE MONUMENT FOUND
  - FENCE POST
  - ▲ RAILROAD SPIKE FOUND
  - ..... SIDEWALKS

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	LINE
L1	N72°35'30"W	232.56
L2	N54°32'38"E	98.81
L3	N78°05'13"E	144.88
L4	N68°36'09"E	288.64
L5	N50°53'58"E	288.81
L6	N43°23'22"E	217.82
L7	N63°25'19"W	40.32
L8	S32°50'18"W	141.37
L9	N59°58'27"E	122.74
L10	N56°22'43"E	146.02
L11	N38°30'47"E	181.43
L12	S57°53'30"W	155.88
L13	S45°04'47"W	231.38
L14	N59°48'57"E	114.38
L15	N69°02'27"E	127.57
L16	N79°30'54"E	108.56
L17	N84°17'21"E	275.22
L18	N71°30'10"W	234.01



LOT 1, BLOCK A  
45.347 ACRES

SHEPHERD MOUNTAIN  
PHASE ONE  
BK. 83, PG'S 200A-200B

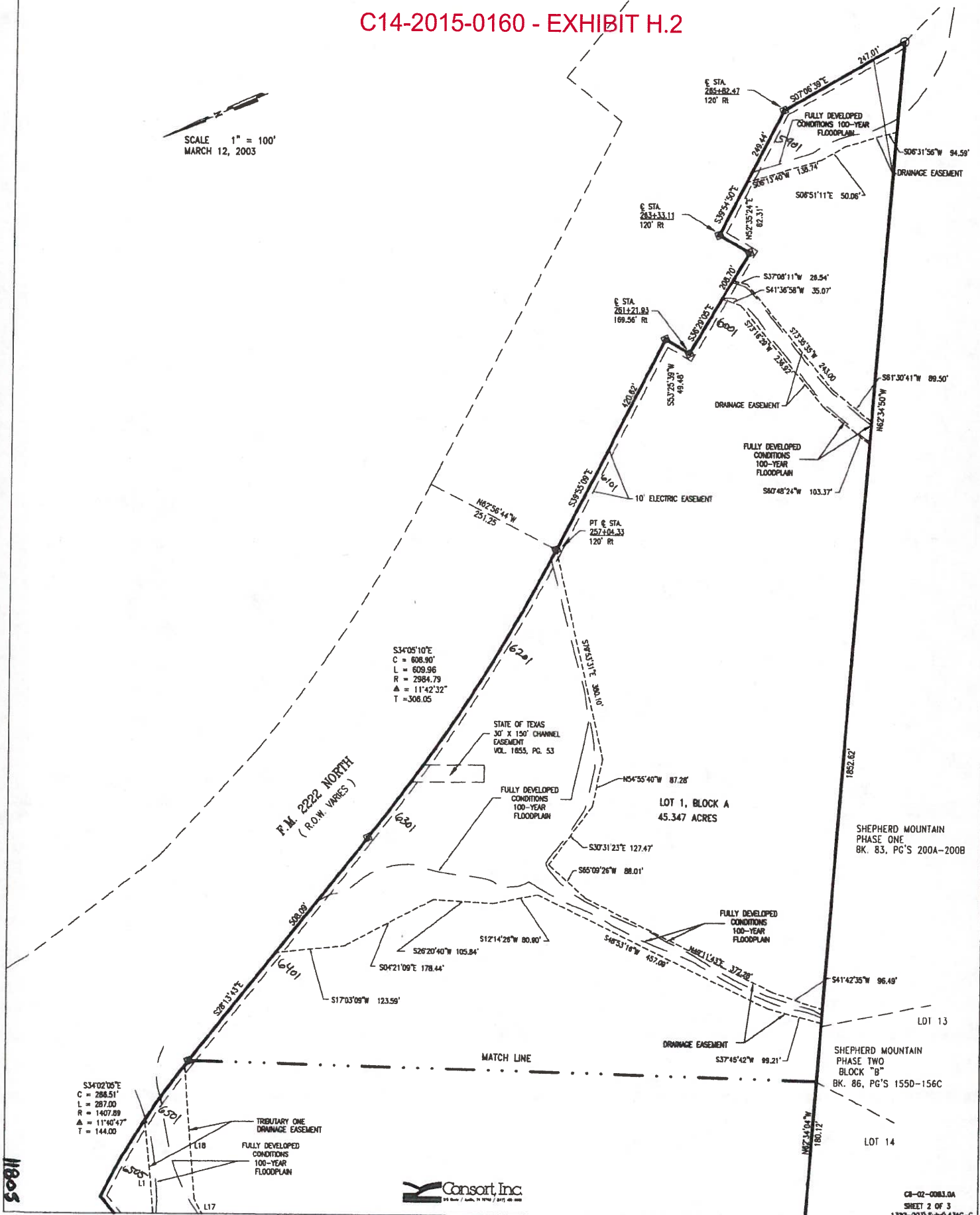
SHEPHERD MOUNTAIN  
PHASE TWO  
BLOCK "B"  
BK. 86, PG'S 155D-158C



# CHAMPION CITY PARK EAST SUBDIVISION

C14-2015-0160 - EXHIBIT H.2

SCALE 1" = 100'  
MARCH 12, 2003



11805

## CHAMPION CITY PARK EAST SUBDIVISION

STATE OF TEXAS )  
COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS:

THAT CHAMPION LEGACY PARTNERS, L.P., ACTING HEREIN BY AND THROUGH CHAMPION HERITAGE ENTERPRISES, LLC, ITS GENERAL PARTNER, THROUGH MARY MARGARET CHAMPION ROBERTSON, ITS PRESIDENT AND CHAMPION-MEER ASSETS, LTD., ACTING HEREIN BY AND THROUGH CHAMPION-MEER MANAGEMENT, TRUST, ITS GENERAL PARTNER, THROUGH ALMA JUANA CHAMPION MEIER, ITS TRUSTEE AND CHAMPION ASSETS, LTD., ACTING HEREIN BY AND THROUGH CHAMPION MANAGEMENT TRUST, ITS GENERAL PARTNER, THROUGH JOSIE ELLEN CHAMPION, ITS TRUSTEE, OWNERS OF THAT CERTAIN 45.347 ACRE TRACT OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, A PORTION OF SAID 45.347 ACRE TRACT OF LAND HAVING BEEN CONVEYED TO CHAMPION LEGACY PARTNERS, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2001143485 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF SAID 45.347 ACRE TRACT HAVING BEEN CONVEYED TO CHAMPION-MEER ASSETS, LTD., BY DEEDS OF RECORD IN DOCUMENT NOS. 2001043661 AND 200045682 OF SAID OFFICIAL PUBLIC RECORDS AND A PORTION OF SAID 45.347 ACRE TRACT HAVING BEEN CONVEYED TO CHAMPION ASSETS, LTD., BY DEEDS OF RECORD IN DOCUMENT NOS. 2001010217 AND 2001010218 OF SAID OFFICIAL PUBLIC RECORDS, DO HEREBY SUBMIT SAID 45.347 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "CHAMPION CITY PARK EAST SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, NOT OTHERWISE LABELED WITH PRIOR RECORDING INFORMATION SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 25 OF THE AUSTIN CITY CODE.

CHAMPION ASSETS, LTD.

CHAMPION-MEER ASSETS, LTD.

CHAMPION LEGACY PARTNERS, L.P.  
BY: CHAMPION HERITAGE ENTERPRISES, LLC,  
GENERAL PARTNER

*Josie Ellen Champion*  
BY: JOSIE ELLEN CHAMPION, TRUSTEE  
OF THE CHAMPION MANAGEMENT  
TRUST, GENERAL PARTNER  
8700 LAKWOOD DR.  
AUSTIN, TX 78731

*Alma Juana Champion Meier*  
BY: ALMA JUANA CHAMPION MEIER,  
TRUSTEE OF THE CHAMPION-MEER  
MANAGEMENT TRUST, GENERAL PARTNER  
405 ALAMAR  
AUSTIN, TX 78746

*Mary Margaret Robertson*  
BY: MARY MARGARET CHAMPION ROBERTSON,  
PRESIDENT  
1312 SOUTHWESTERN  
DALLAS, TX 75225

STATE OF TEXAS )  
COUNTY OF TRAVIS )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 28th DAY OF April, 2003 A.D. BY JOSIE ELLEN CHAMPION, TRUSTEE OF THE CHAMPION MANAGEMENT TRUST, GENERAL PARTNER OF CHAMPION ASSETS, LTD., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID TRUST AND SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th DAY OF April, 2003 A.D.

*Sheldon E. Camalleri*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission expires:



STATE OF TEXAS )  
COUNTY OF TRAVIS )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 28th DAY OF April, 2003 A.D. BY ALMA JUANA CHAMPION MEIER, TRUSTEE OF THE CHAMPION-MEER MANAGEMENT TRUST, GENERAL PARTNER OF CHAMPION-MEER ASSETS, LTD., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID TRUST AND SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th DAY OF April, 2003 A.D.

*Sheldon E. Camalleri*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission expires:



STATE OF TEXAS )  
COUNTY OF TRAVIS )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF May, 2003 A.D. BY MARY MARGARET CHAMPION ROBERTSON, PRESIDENT OF CHAMPION HERITAGE ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF CHAMPION LEGACY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5th DAY OF May, 2003 A.D.

*Sheldon E. Camalleri*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission expires:



APPROVED FOR ACCEPTANCE:

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 1 DAY OF May, 2003 A.D.

*Mike Hutz*  
MIKE HUTZ, DIRECTOR  
WATERFLOOD PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS )  
COUNTY OF TRAVIS )

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 12 DAY OF May, 2003 A.D. AT 2:25 O'CLOCK P.M. DAILY RECORDED ON THE 12 DAY OF May, 2003 A.D. AT 2:25 O'CLOCK P.M. PLAT RECORDS OF SAID COUNTY AND -STATE- ID DOCUMENT NUMBER 200301122 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK, THIS 12 DAY OF May, 2003 A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

*Mike Hutz*  
*D. Baran*



## NOTES:

- ALL WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT, FOR REVIEW.
- THIS LOT SHALL NOT BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- PRIOR TO CONSTRUCTION ON THIS LOT, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATE BY THE USE OF ON-SITE PONING OR OTHER APPROVED METHODS.
- THIS SUBDIVISION IS LOCATED IN THE WEST BULL CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
- PRIOR TO CONSTRUCTION ON THIS LOT, EXCEPT DETACHED SINGLE FAMILY, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON THIS LOT, PURSUANT TO SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- DEVELOPMENT OF THIS LOT IS HEREBY RESTRICTED TO USES OTHER THAN RESIDENTIAL.
- WATER QUALITY CONTROL REQUIREMENTS FOR THIS LOT ARE AS SPECIFIED IN THE COMPROMISE SETTLEMENT AGREEMENT IN CAUSE NO. 94-07160, DISTRICT COURT OF TRAVIS COUNTY, TEXAS, 353RD JUDICIAL DISTRICT.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS WITHIN ELECTRIC EASEMENTS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL WORK IN COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO SERVE THIS PROPERTY ONLY.
- WHEN CONSTRUCTION IS LOCATED ADJACENT TO EXISTING ELECTRIC FACILITIES, THE OWNER SHALL COMPLY WITH ALL PUBLISHED CITY OF AUSTIN SAFETY REGULATIONS, AS OUTLINED IN THE ELECTRIC CRITERIA MANUAL. FAILURE TO COMPLY WITH THESE SAFETY REGULATIONS WILL RESULT IN THE INABILITY OF AUSTIN ENERGY TO PROVIDE SERVICE TO THE PROPERTY. ALL COSTS BECAUSE OF THE OWNER'S FAILURE TO COMPLY WITH THE CITY OF AUSTIN PUBLISHED STANDARDS WILL BE CHARGED TO THE OWNER.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION MEASURES FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT ONLY. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG CITY PARK ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. AFTER THE ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ALL OCCUPIED FINISHED FLOOR ELEVATIONS SHALL BE 1.0 FOOT MINIMUM ABOVE ANY ADJACENT 100-YEAR FREQUENCY FLOOD LEVEL. NO FILL SHALL BE PLACED IN A 100-YEAR FLOOD PLAIN EXCEPT BY SEPARATE PERMIT.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A NOTICE CONCERNING CONSTRUCTION OF SUBDIVISION IMPROVEMENTS BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 2-2-2003, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE NOTICE CONCERNING CONSTRUCTION OF SUBDIVISION IMPROVEMENTS PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC. # 200301122 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE ELECTRIC EASEMENT GRANTED BY THIS PLAT IS FOR THE PURPOSE OF THE CONSTRUCTION, OPERATION, INSPECTION, REPAIR, MAINTENANCE AND REPLACEMENT OF OVERHEAD ELECTRIC DISTRIBUTION LINES AND SYSTEMS, AND ALL NECESSARY AND DESIRABLE OVERHEAD APPURTENANCES AND EQUIPMENT, AND THE OWNER RETAINS THE RIGHTS TO USE THE EASEMENT AREA SO LONG AS SUCH USE DOES NOT UNREASONABLY INTERFERE WITH SUCH ELECTRIC EASEMENTS. THE OWNER RESERVES AND SHALL HAVE THE RIGHT (1) TO CONSTRUCT AND MAINTAIN OVERHEAD TO SIDEWALKS, PARKING AREAS, DRAINAGE AND DETENTION PONDS, FENCES, AND LANDSCAPING ON AND ACROSS THE EASEMENT AREA, (2) TO CONSTRUCT AND MAINTAIN UNDERGROUND UTILITY LINES AND SYSTEMS UNDER AND WITHIN, AND OTHER UTILITIES ACROSS, THE EASEMENT AREA, AND (3) TO GRANT PUBLIC OR PRIVATE EASEMENTS FOR SUCH PURPOSES, SO LONG AS SUCH USES DO NOT UNREASONABLY INTERFERE WITH SUCH ELECTRIC EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES (LOC 25-7-152).
- THE RIGHT FOR DRIVEWAY ACCESS AND UTILITIES ACROSS THE PLATTED DRAINAGE EASEMENT FOR TRIBUTARY 1 TO CITY PARK ROAD IS HEREBY RESERVED. PLANS FOR THE ACCESS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- FOR RESTRICTIVE COVENANT PERTAINING TO THIS SUBDIVISION, REFER TO DOC. NO. 2003106206 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

I, ROY D. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:  
ROY D. SMITH SURVEYORS, P.C.  
1214 W. 5TH STREET - SUITE A  
AUSTIN, TEXAS 78703

*Roy D. Smith*  
ROY D. SMITH  
REGISTERED PROFESSIONAL SURVEYOR NO. 4084

## FLOOD PLAIN NOTE:

THE 100-YEAR FLOOD PLAIN IS CONFORMED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 49453C 0200E FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

I, STEVEN BLAKE KING, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS PREPARED FROM AN ENGINEERING SURVEY AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Steven Blake King*  
STEVEN BLAKE KING  
REGISTERED PROFESSIONAL ENGINEER NO. 64039  
CONSORT INC.  
315 BOWME ST. AUSTIN, TX. 78703



**Haase, Victoria [Tori]**

---

**Subject:** FW: Champions Tract III - C14-2015-0160

**From:** Amanda Morrow [mailto:]  
**Sent:** Wednesday, April 20, 2016 12:23 PM  
**To:** Haase, Victoria [Tori]  
**Subject:** RE: Champions Tract III - C14-2015-0160

Hi Tori,

This email is confirm the proposed modification to zoning application C14-2015-0160. It is our clients desire to amend the application to remove the proposed office use and clinic use. As a result, my client no longer wishes to remove the office limitation of 30,000 square feet from the conditional overlay. In addition, I provide clarification that Part 2. Subsection 3. of Ordinance 000309-78 shall also remain in effect.

Please let me know if you have any questions.

*Amanda Morrow  
Armbrust & Brown, PLLC  
Land Development Consultant  
100 Congress Ave. Suite 1300  
Austin, Texas 78701  
512-435-2368 Direct Line  
512-435-2360 Fax*

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